

WARRANTY DEED

The Grantor(s), Detroit Property Exchange Company whose address is 23380 Goddard, Taylor, MI 48180, convey(s) and warrant(s) to Investroit LLC, a Michigan limited liability company, Grantee(s) whose address is 2051 W Davison, Detroit, MI 48238 the following described premises:

Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:

Lot 801 and East 2 feet of Lot 802, Joy Farms Subdivision, as recorded in Liber 32, pages 39 and 40, of Plats, Wayne County Records.

Commonly known as: 2011 Longfellow
Detroit, MI 48206

Parcel ID: 08002941.

For the Full Consideration of One Hundred Fifty Two Thousand and 00/100 Dollar(s) (\$152,000.00) subject to building and use restrictions and easements of record, if any.

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

SUBJECT to easements and restrictions of record, zoning laws and ordinances affecting the premises, and rights of the public and of any governmental entity in any part thereof taken, used or deeded for street, road, right of way, or highway purposes, and subject to taxes and future installments of special assessments payable hereafter.

Dated this 24th day of September, 2020.

Detroit Property Exchange Company

BY: Michael Kelly
Michael Kelly, President

STATE OF Michigan

COUNTY OF Wayne

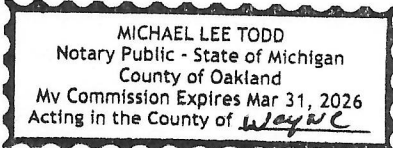
I, Michael Lee Todd, a Notary Public of the County and State first above written, do hereby certify that Detroit Property Exchange Company by Michael Kelly, Member personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th day of September, 2020.

[Signature]
Notary Public

My Commission Expires: 03-31-2026

(SEAL)



Prepared by:
Detroit Property Exchange Company

Assisted by:
Speedy Title & Escrow Services, LLC.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SS60-6-16) (Mandatory 1-17)

ESTIMATE FINAL

CLOSING STATEMENT

SELLER'S BUYER'S

PROPERTY ADDRESS 2011 Longfellow, Detroit, MI 48206

SELLER Detroit Property Exchange

BUYER Investroit LLC

SETTLEMENT DATE September 24, 2020

DATE OF PRORATION September 24, 2020

LEGAL DESCRIPTION:

Lot 801 and East 2 feet of Lot 802, Joy Farms Subdivision, as recorded in Liber 32, pages 39 and 40, of Plats, Wayne County Records.

	DEBITS	CREDITS
Sale Price of Property	152,000.00	
City/Town Taxes 09/24/20 to 07/01/21	4,245.16	
County Taxes 09/24/20 to 12/01/20	44.79	
Subtotals	\$ 156,289.95	\$ 0.00
Balance Due FROM Borrower		\$ 156,289.95
TOTALS	\$ 156,289.95	\$ 156,289.95

APPROVED and ACCEPTED

I have carefully reviewed this Closing Statement and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of this Closing Statement.

Buyer
Investroit LLC, a Michigan limited liability company

ESCROW AGENT:

Speedy Title & Escrow Services, LLC.

BY: Juan Mario Mongini LV
Juan Mario Mongini, Member
V. LEONARDO VIGANO - MEMBER
Brokerage Firm's Name:

Broker:

AFFIDAVIT AND ESTOPPEL CERTIFICATE

Date: September 24, 2020
File Number: STI20-12461
Reference: Investroit LLC/Detroit Property Exchange
Property Address: 2011 Longfellow
Detroit, MI 48206

AFFIDAVIT BY SELLER

In reference to the property identified in the above referenced title commitment, the undersigned sellers state the following:

The undersigned sellers indemnify Westcor from any and all loss or expense arising from construction lien claims.

(INITIAL ALL THAT APPLY)

- _____ The undersigned know(s) of no defects in the title to the subject property or of any unrecorded rights of interests that affect the subject property.
- _____ There have been no repairs, alterations, remodeling or new construction on the subject premises in the last 90 days.
- _____ Repairs, alterations, remodeling or new construction on the subject premises have been completed within the last 90 days and all contractors and suppliers have been paid for said improvements, EXCEPT: _____

SELLERS:

Detroit Property Exchange Company

BY: _____
Michael Kelly, President

AFFIDAVIT BY MORTGAGORS

To induce Westcor to issue the policy of title insurance in accordance with the terms and conditions of the above referenced commitment, insuring the mortgage and the title to the land described therein, the undersigned mortgagor(s) acknowledge(s) that incident to the closing of the mortgage upon said lands, the mortgagee caused the sum of \$ to be paid to the undersigned, or for the benefit of any by the direction of the undersigned. The undersigned further acknowledge that they are 18 years of age or older, and that they intend to occupy the premises.

MORTGAGORS:

Investroit LLC, a Michigan limited liability company

BY: Juan Mario Mongini L.V.
Juan Mario Mongini, Member

LEONARDO VIGANO - MEMBER

ORDER TO ISSUE POLICY

Please issue the mortgage policy of title insurance pursuant to the terms and conditions of the above referenced commitment.

_____ Immediately, all necessary documents have been recorded or have been sent for recording.

After recording of the attached document(s) accompanied with the applicable recording fees:

L.V

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The completed affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 2011 Longfellow		2. County Wayne	3. Date of Transfer (or land contract signed) September 24, 2020
4. Location of Real Estate (Check appropriate field and enter name in the space below) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village Detroit		5. Purchase Price of Real Estate \$ 152,000.00	
7. Property Identification Number (PIN) If you don't have a PIN, attach legal description PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 08002941.		6. Seller's (Transferor) Name Detroit Property Exchange	
		8. Buyer's (Transferee) Name and Mailing Address Investreit LLC 2011 Longfellow Detroit MI 48226	
		9. Buyer's (Transferee) Telephone Number 48238	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. <u>Transfers</u> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____			
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input type="checkbox"/> No		12. Is the transfer between related persons? <input type="checkbox"/> Yes <input type="checkbox"/> No	
13. Amount of Down Payment		14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	
15. Amount Financed (Borrowed)			

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name LEONARDO VIGANO		Date September 24, 2020
Signature <i>[Handwritten Signature]</i>		Date September 24, 2020
Name and title, if signer is other than the owner	Daytime Phone Number 313 736 6918	E-mail Address VIGANO0991@GMAIL.COM

CLOSING AGREEMENT

File Number: STI20-12461
Date: September 24, 2020
Reference: Investroit LLC/Detroit Property Exchange
Property Address: 2011 Longfellow
Detroit, MI 48206

It is agreed, between the Purchaser(s) and Seller(s) of this property that all contingencies and addendums to the Offer to Purchase thereto, dated have been met or are hereby resolved or removed to the satisfaction of the parties concerned.

Purchaser(s) understand and acknowledge that he/she/they are buying the property "As Is" condition and that neither the Seller(s) nor Realtor(s) make any warranties as to the land and structure purchased or the condition thereof.

Purchasers:

Investroit LLC, a Michigan limited liability company

BY: _____

Juan Mario Mongini - Member

L.V. LEONARDO VIGANO - MEMBER

Sellers:

Detroit Property Exchange Company

BY: _____

Michael Kelly, President

DISCLOSURE AND ACKNOWLEDGMENT

File Number: ST120-12461
Date: September 24, 2020
Reference: Investroit LLC/Detroit Property Exchange
Property Address: 2011 Longfellow
Detroit, MI 48206

By signing this statement the undersigned acknowledge the following:

1. That all closing documents prepared by Speedy Title & Escrow Services, LLC. are prepared at the discretion and request of the parties to the transaction, their real estate agent(s)/broker(s) or attorney(s).
2. That Speedy Title & Escrow Services, LLC. is not acting as my/our agent, attorney, representative or fiduciary, at this real estate closing.
3. That Speedy Title & Escrow Services, LLC.'s employee who has attended this closing represents only Speedy Title & Escrow Services, LLC..
4. That Speedy Title & Escrow Services, LLC.'s employee has identified certain documents to me/us and offered NO legal advice as to the meaning or effect of the documents. I/We understand that any of his/her statements about the documents are not legal advice to me/us. If I/we have an attorney, that attorney is my/our only attorney in this transaction.
5. That I/we have either read all of the closing documents or am/are responsible for my/our own failure to have read them. I/We understand that Speedy Title & Escrow Services, LLC. is not responsible for explaining to me/us the effect of the documents I/we have signed.
6. That the title policy, when issued, will contain all of the exceptions noted on the commitment, unless such exceptions are removed to the satisfaction of Speedy Title & Escrow Services, LLC..
7. That I/we have read this statement and understand it.

Sellers:

Detroit Property Exchange Company

BY: _____

Michael Kelly, President

Purchasers:

Investroit LLC, a Michigan limited liability company

BY: _____

Juan Mario Mongini, Member

L.V. LEONARDO VIGANIS - MEMBER

SPEEDY TITLE & ESCROW SERVICES, LLC.

Quality, Dependable Full Service Company

17000 17 Mile Rd, Ste 200

Clinton Township, MI 48038

Office: (586)739-2233

Fax: (586)726-8653

COMPLIANCE AGREEMENT

File #: ST120-12461

The undersigned buyers/mortgagors and sellers, for and in consideration of Speedy Title & Escrow Services, LLC. this 24th day of September, 2020, closing this transaction involving the property known as 2011 Longfellow, Detroit, MI 48206, do hereby agree, if requested to do so by Speedy Title & Escrow Services, LLC. to promptly and fully cooperate and adjust for clerical errors in any and all closing documentation, if deemed necessary or desirable in the sole and reasonable discretion of Speedy Title & Escrow Services, LLC., in order to allow Speedy Title & Escrow Services, LLC. to clear any and all liens or other items necessary to enable Speedy Title & Escrow Services, LLC. to issue its policy or policies of title insurance as contemplated and/or requires by the Purchase Agreement/Lender.

The aforesaid clerical errors shall include, but are not limited to: inadvertent typos on closing documents (requiring initializing of corrections), missing or incorrect signatures on closing documents; incorrect information regarding taxes, special assessments, water and sewer, as furnished to Speedy Title & Escrow Services, LLC. by the municipality(s) or various sources; in the computation of pro-rations; incorrect information on payoff letters (resulting in discrepancies in payoffs); problems arising as a result of documents being rejected for recording by the County Recorder's Office.

If court action is required to collect the money due, all court and attorney fees will be added to any money due Speedy Title & Escrow Services, LLC..

Buyer(s)/Borrower(s):

Investroit LLC, a Michigan limited liability company

BY: Juan Mario Mongini

Juan Mario Mongini, Member

L.V. LEONARDO VIGANO - MEMBER

Seller(s):

Detroit Property Exchange Company

BY: _____

Michael Kelly, President

Buyer/Borrower Forwarding Address:

Seller(s) Forwarding Address:

Phone: _____

Phone: _____

SPEEDY TITLE & ESCROW SERVICES, LLC.
Quality, Dependable Full Service Company
17000 17 Mile Rd, Ste 200
Clinton Township, MI 48038
Office: (586)739-2233
Fax: (586)726-8653

HOLD HARMLESS-Blight Ticket/Citation

Date: September 24, 2020
File Number: STI20-12461
Property: 2011 Longfellow, Detroit, MI 48206

THE UNDERSIGNED AGREES TO HOLD SPEEDY TITLE & ESCROW SERVICES, LLC HARMLESS OF ANY BLIGHT TICKETS OR CITATIONS THAT ARE NOW DUE OR WILL BECOME DUE IN THE FUTURE. SPEEDY TITLE & ESCROW SERVICES, LLC HAS NO FINANCIAL RESPONSIBILITY TO PAY ANY AMOUNTS DUE.

Notwithstanding the foregoing, the buyer and seller desire to close this transaction and hereby agree to indemnify and hold harmless, Speedy Title & Escrow Services, LLC. and its subsidiaries against any loss/damage sustained as a result of this closing. Buyer also understands that they are responsible for turning on any and all utilities after closing.

Date: _____

Date: _____

Seller(s):

Buyer(s):

Detroit Property Exchange Company

Investroit LLC, a Michigan limited liability company

BY: _____
Michael Kelly, President

BY: _____
Joan Marie Mongini, Member

L.V. LEONARDO VIGANO - MEMBER L.V.

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me this _____ day of _____, 2020.

Notary Public, Wayne County
Acting in _____ County
My commission expires: _____

SPEEDY TITLE & ESCROW SERVICES, LLC.
Quality, Dependable Full Service Company
17000 17 Mile Rd, Ste 200
Clinton Township, MI 48038
Office: (586)739-2233
Fax: (586)726-8653

HOLD HARMLESS-WATER/SEWER

Date: September 24, 2020
File Number: STI20-12461
Property Address: 2011 Longfellow, Detroit, MI 48206

The undersigned Buyer and Seller of the above captioned premises agree that Speedy Title & Escrow Services, LLC. has not received a Final Water Bill from the City of Detroit, MI. By signing this statement, the Seller agrees to take responsibility for anything owing on the property not otherwise collected and paid at closing. Seller and Buyer understand that there will be 500.00 Water Escrow Held.

If the final water bill has a balance owing after the closing date then the Seller is responsible for any balance due. Speedy Title & Escrow Services, LLC. has No Financial Responsibility to pay any amounts due.

Notwithstanding the foregoing, the buyer and seller desire to close this transaction and hereby agree to indemnify and hold harmless, Speedy Title & Escrow Services, LLC. and its subsidiaries against any loss/damage sustained as a result of this closing. Buyer also understands that they are responsible for turning on any and all utilities after closing.

Date: _____

Date: _____

Seller(s):

Buyer(s):

Detroit Property Exchange Company

Investroit LLC, a Michigan limited liability company

BY: _____
Michael Kelly, President

BY: _____
Juan Mario Mengini - Member

L.V. LEONARDO VIGANIS - MEMBER

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me this _____ day of _____, 2020.

Notary Public, Wayne County
Acting in _____ County
My commission expires: _____

ESTIMATE FINAL

CLOSING STATEMENT

SELLER'S BUYER'S

PROPERTY ADDRESS 2011 Longfellow, Detroit, MI 48206

SELLER Detroit Property Exchange

BUYER Investroit LLC

SETTLEMENT DATE September 24, 2020

DATE OF PRORATION September 24, 2020

LEGAL DESCRIPTION:

Lot 801 and East 2 feet of Lot 802, Joy Farms Subdivision, as recorded in Liber 32, pages 39 and 40, of Plats, Wayne County Records.

	DEBITS	CREDITS
Sale Price of Property		152,000.00
City/Town Taxes 09/24/20 to 07/01/21		4,245.16
County Taxes 09/24/20 to 12/01/20		44.79
Title-Closing Fee to Speedy Title & Escrow Services, LLC.	400.00	
Title-Recording Service Fee to ASK Service	110.00	
Title-Wire/Courier Fee to Speedy Title & Escrow Services, LLC.	30.00	
Recording Fees to Speedy Title & Escrow Services-Recording	25.00	
Transfer Taxes to Speedy Title & Escrow Services-Recording	1,307.20	
Record Quit Claim Deed to Speedy Title & Escrow Services-Recording	18.00	
Title - Owner's Title Insurance to Speedy Title & Escrow Services, LLC.	933.00	
2020 Summer Taxes Due to City of Detroit Treasurer	5,780.53	
Duplicate Tax Bill Fee to City of Detroit Treasurer	2.00	
Delinquent Taxes Due to Wayne County Treasurer	2,486.39	
Water Escrow to Speedy Title & Escrow	500.00	
Commission to TIR Prime	3,040.00	
Subtotals		
Balance Due TO Seller	\$ 14,632.12	\$ 156,289.95
TOTALS	\$ 156,289.95	\$ 156,289.95

APPROVED and ACCEPTED

I have carefully reviewed this Closing Statement and, to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of this Closing Statement.


Seller

ESCROW AGENT:

Detroit Property Exchange Company

Speedy Title & Escrow Services, LLC.

BY:


Michael Kelly, President

Brokerage Firm's Name:

TIR Prime

Broker:

SPEEDY TITLE & ESCROW SERVICES, LLC.
Quality, Dependable Full Service Company
17000 17 Mile Rd, Ste 200
Clinton Township, MI 48038
Office: (586)739-2233
Fax: (586)726-8653

HOLD HARMLESS-WATER/SEWER

Date: September 24, 2020
File Number: STI20-12461
Property Address: 2011 Longfellow, Detroit, MI 48206

The undersigned Buyer and Seller of the above captioned premises agree that Speedy Title & Escrow Services, LLC. has not received a Final Water Bill from the City of Detroit, MI. By signing this statement, the Seller agrees to take responsibility for anything owing on the property not otherwise collected and paid at closing. Seller and Buyer understand that there will be 500.00 Water Escrow Held.

If the final water bill has a balance owing after the closing date then the Seller is responsible for any balance due. Speedy Title & Escrow Services, LLC. has No Financial Responsibility to pay any amounts due.

Notwithstanding the foregoing, the buyer and seller desire to close this transaction and hereby agree to indemnify and hold harmless, Speedy Title & Escrow Services, LLC. and its subsidiaries against any loss/damage sustained as a result of this closing. Buyer also understands that they are responsible for turning on any and all utilities after closing.

Date: 9-24-2020

Date: _____

Seller(s):

Buyer(s):

Detroit Property Exchange Company

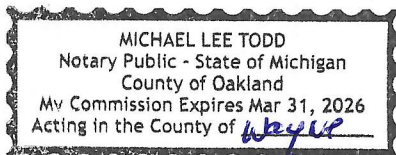
Investroit LLC, a Michigan limited liability company

BY: Michael Kelly
Michael Kelly, President

BY: _____
Juan Mario Mongini, Member

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me this 24 day of September, 2020.



Michael Kelly
Notary Public, Wayne County MKT OAKLAND
Acting in Wayne County
My commission expires: 03-31-2026

BILL OF SALE

KNOW ALL THESE PRESENTS, THAT I (WE), Detroit Property Exchange,

Hereinafter called the "SELLER", for and in consideration of \$1.00 the receipt whereof is hereby acknowledged does by these presents, grant, bargain, sell and convey to: Investroit LLC,

Hereinafter called the "PURCHASER", the personal property described as follows: .

Seller warrants that these items are on the property located at: 2011 Longfellow, Detroit, MI 48206.

All pre-printed items listed on the purchase agreement "AS PER PURCHASE AGREEMENT"

And the Seller does for his heirs, executors and administrators covenant and agree to warrant and defend the title to the property goods and chattels hereby conveyed, against the just and lawful claims and demand of all persons whomsoever.

The Seller being duly sworn, deposes and says that he is the Seller named in the within Bill of Sale, that he has knowledge of the facts, and that the consideration of said instrument was actual and adequate, and that the same was given in good faith for the purpose therein set forth, and not for the purpose of security, or for defrauding creditors of the Seller of subsequent purchasers.

Detroit Property Exchange Company

BY: 
Michael Kelly, President

Dated: September 24, 2020

SPEEDY TITLE & ESCROW SERVICES, LLC.
Quality, Dependable Full Service Company
17000 17 Mile Rd, Ste 200
Clinton Township, MI 48038
Office: (586)739-2233
Fax: (586)726-8653

HOLD HARMLESS-Blight Ticket/Citation

Date: September 24, 2020
File Number: STI20-12461
Property: 2011 Longfellow, Detroit, MI 48206

THE UNDERSIGNED AGREES TO HOLD SPEEDY TITLE & ESCROW SERVICES, LLC HARMLESS OF ANY BLIGHT TICKETS OR CITATIONS THAT ARE NOW DUE OR WILL BECOME DUE IN THE FUTURE. SPEEDY TITLE & ESCROW SERVICES, LLC HAS NO FINANCIAL RESPONSIBILITY TO PAY ANY AMOUNTS DUE.

Notwithstanding the foregoing, the buyer and seller desire to close this transaction and hereby agree to indemnify and hold harmless, Speedy Title & Escrow Services, LLC. and its subsidiaries against any loss/damage sustained as a result of this closing. Buyer also understands that they are responsible for turning on any and all utilities after closing.

Date: 9-24-2020

Date: _____

Seller(s):
Detroit Property Exchange Company

Buyer(s):
Investroit LLC, a Michigan limited liability company

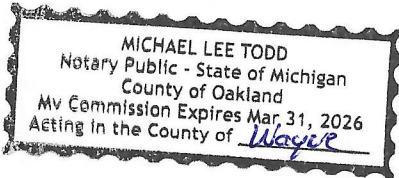
BY: Michael Kelly
Michael Kelly, President

BY: _____
Juan Mario Mongini, Member

State of Michigan
County of Wayne

The foregoing instrument was acknowledged before me this 24 day of September, 2020.

Michael Lee Todd
Notary Public, Wayne County NOT OAKLAND
Acting in Wayne County
My commission expires: 03-31-2026



CLOSING AGREEMENT

File Number: STI20-12461
Date: September 24, 2020
Reference: Investroit LLC/Detroit Property Exchange
Property Address: 2011 Longfellow
Detroit, MI 48206

It is agreed, between the Purchaser(s) and Seller(s) of this property that all contingencies and addendums to the Offer to Purchase thereto, dated have been met or are hereby resolved or removed to the satisfaction of the parties concerned.

Purchaser(s) understand and acknowledge that he/she/they are buying the property "As Is" condition and that neither the Seller(s) nor Realtor(s) make any warranties as to the land and structure purchased or the condition thereof.

Purchasers:

Investroit LLC, a Michigan limited liability company

BY: _____
Juan Mario Mongini. Member

Sellers:

Detroit Property Exchange Company

BY:  _____
Michael Kelly, President

WATER/SEWER FINAL READING

File Number: STI20-12461
Date: September 23, 2020
Reference: Investroit LLC/Detroit Property Exchange
Property Address: 2011 Longfellow, Detroit, 48206

I/we understand there will be a final reading of the Water and/or Sewer charges for 2011 Longfellow, Detroit, MI 48206.

I/we understand that it is our responsibility to pay any and all charges assessed to us during the period of time the property is occupied by me/us.

I/we understand that Speedy Title & Escrow Services, LLC. is the Escrow Agent closing the real estate transaction, and I/we will not hold them responsible for any assessment fees not currently available to them prior to closing.

I/we understand the owners title policy will make an exception for water/sewer bills not open for collection at the office of the Treasurer.

Sellers:

Detroit Property Exchange Company

BY: 

Michael Kelly, President

SPEEDY TITLE & ESCROW SERVICES, LLC.

Quality, Dependable Full Service Company

17000 17 Mile Rd, Ste 200

Clinton Township, MI 48038

Office: (586)739-2233

Fax: (586)726-8653

COMPLIANCE AGREEMENT

File #: STI20-12461

The undersigned buyers/mortgagors and sellers, for and in consideration of Speedy Title & Escrow Services, LLC. this 24th day of September, 2020, closing this transaction involving the property known as 2011 Longfellow, Detroit, MI 48206, do hereby agree, if requested to do so by Speedy Title & Escrow Services, LLC. to promptly and fully cooperate and adjust for clerical errors in any and all closing documentation, if deemed necessary or desirable in the sole and reasonable discretion of Speedy Title & Escrow Services, LLC., in order to allow Speedy Title & Escrow Services, LLC. to clear any and all liens or other items necessary to enable Speedy Title & Escrow Services, LLC. to issue its policy or policies of title insurance as contemplated and/or requires by the Purchase Agreement/Lender.

The aforesaid clerical errors shall include, but are not limited to: inadvertent typos on closing documents (requiring initializing of corrections), missing or incorrect signatures on closing documents; incorrect information regarding taxes, special assessments, water and sewer, as furnished to Speedy Title & Escrow Services, LLC. by the municipality(s) or various sources; in the computation of pro-rations; incorrect information on payoff letters (resulting in discrepancies in payoffs); problems arising as a result of documents being rejected for recording by the County Recorder's Office.

If court action is required to collect the money due, all court and attorney fees will be added to any money due Speedy Title & Escrow Services, LLC..

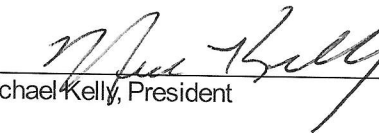
Buyer(s)/Borrower(s):

Investroit LLC, a Michigan limited liability company

BY: _____
Juan Mario Mongini. Member

Seller(s):

Detroit Property Exchange Company

BY: 
Michael Kelly, President

Buyer/Borrower Forwarding Address:

Phone: _____

Seller(s) Forwarding Address:

51 W. Hancock
Detroit MI 48201

Phone: 313-820-4050

Property Transfer Affidavit

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer. The information on this form is NOT CONFIDENTIAL.

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

1. Street Address of Property 2011 Longfellow		2. County Wayne	
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
5. Purchase Price of Real Estate \$ 152,000.00		6. Seller's (Transferor) Name Detroit Property Exchange	
8. Buyer's (Transferee) Name and Mailing Address Investoil LLC 2011 Longfellow Detroit, MI 48206		9. Buyer's (Transferee) Telephone Number 08002941	

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list.

11. Was property purchased from a financial institution?
 Land Contract
 Lease
 Deed
 Other (specify) _____

12. Is the transfer between related persons?
 Yes
 No

13. Amount of Down Payment
 Yes
 No

14. If you financed the purchase, did you pay market rate of interest?
 Yes
 No

15. Amount Financed (Borrowed)

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

Transfer from one spouse to the other spouse

Change in ownership solely to exclude or include a spouse

Transfer between certain family members *(see page 2)

Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)

Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor ** (see page 2)

Transfer to effect the foreclosure or forfeiture of real property

Transfer by redemption from a tax sale

Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust

Transfer resulting from a court order unless the order specifies a monetary payment

Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)

Transfer to establish or release a security interest (collateral)

Transfer of real estate through normal public trading of stock

Transfer between entities under common control or among members of an affiliated group

Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.

Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.

Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.

Transfer of land with qualified conservation easement (land only - not improvements)

Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name _____

Signature _____

Date September 24, 2020

Name and title, if signer is other than the owner _____

Daytime Phone Number _____

E-mail Address _____