

Late Submittal - I-06

WARRANTY DEED

The Grantor(s), **GARY ABITHEIRA**, a married man, whose address is 3301 Mirage Drive, Troy, MI 48083, convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation , Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

Part of the Northwest ¼ of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:
Commencing at the West ¼ Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼ Line, 1511.36 feet to the Point of Beginning; thence North 29 degrees 24 minutes 42 seconds West 164.08 feet; thence North 89 degrees 28 minutes 37 seconds East 60.00 feet; thence North 00 degrees 31 minutes 23 seconds West 303.82 feet to the south line of "Streamview Subdivision", as recorded in Liber 166, Page 1-3, Oakland County Records; thence North 89 degrees 28 minutes 37 seconds East, along said south line, 1164.00 feet to the west line of Tallman Drive; thence South 00 degrees 33 minutes 29 seconds East, along said west line, 30.00 feet; thence South 89 degrees 28 minutes 37 seconds West 161.33 feet; thence South 02 degrees 52 minutes 24 seconds West 87.29 feet; thence South 33 degrees 31 minutes 10 seconds West 59.70 feet; thence South 00 degrees 33 minutes 29 seconds East 281.25 feet to the East & West ¼ Line of said section 15; thence South 89 degrees 30 minutes 00 seconds West, along said ¼ Line, 945.00 feet to the Point of Beginning. Containing 10.204 acres of land, more or less.

Part of #88-20-15-179-002 (part of)
Vacant, City of Troy

Together with the appurtenances unto grantee and its successors and assigns in trust as a public park and pedestrian trail system.

No franchise utilities shall be erected or installed without the consent of the Grantor or his successor. This restriction shall be in force for 25 (twenty five) years from the recording date of this instrument.

Subject to easements and building and use restrictions of record. This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

For the sum One Dollar (\$1.00) and other good and valuable consideration.


Dated this 19th day of May, 2025.


_____(L.S.)
*Gary Abitheira

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 19th day of May, 2025, by Gary Abitheira, a married man.

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NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 02, 2031
Acting in the County of Oakland



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Notary Public, Oakland County, Michigan
My commission expires: March 2, 2031
Acting in Oakland County, Michigan

When recorded return to: City Clerk, City of Troy 500 West Big Beaver Road Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Gary Abitheira 3301 Mirage Troy, MI 48083
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