



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: August 11, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
William J. Huotari, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Quit Claim Deed for a Detention Facility from Elro Corporation, Sidwell #88-20-25-454-013

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### **History**

Carlston Heights Subdivision No. 3 was platted in 1990 comprising 66 lots and one Outlot (Outlot "B"). The plat calls out an easement over the entire Outlot for public utilities, surface drainage and storm water detention. Historically the City has maintained this facility.

To more effectively manage the maintenance of the detention facility, any remaining rights held by Elro Corporation as owner of the property will be transferred to the City of Troy by Quit Claim Deed. Transferring interest of ownership equips the City to better maintain, modify or adapt additional uses of the property.

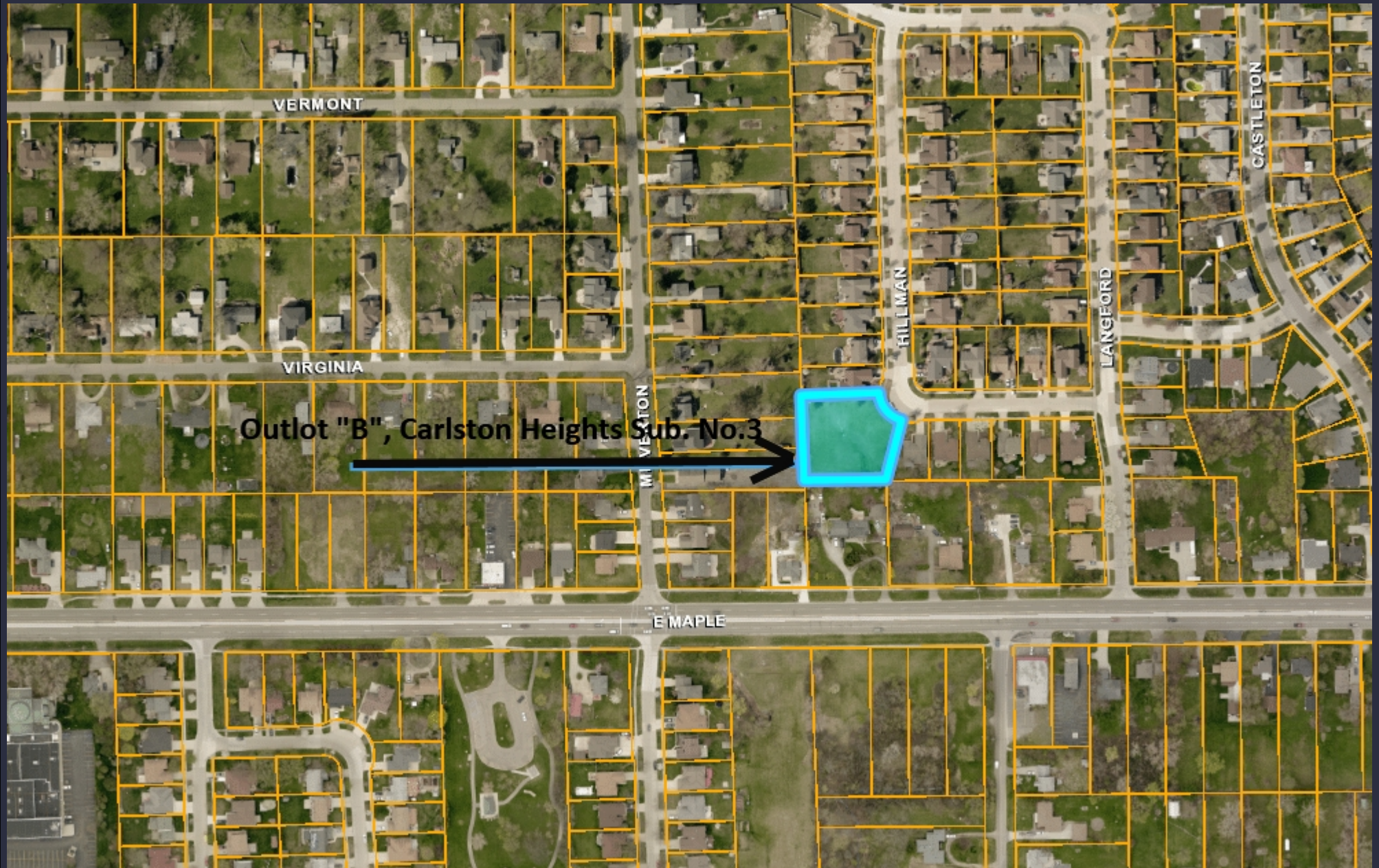
Carlston Heights Subdivision No. 3 is located in the southeast  $\frac{1}{4}$  of Section 25 beginning at Maple Road and extending north to include lots on Langford and Hillman Drives and part of Taylor Drive. The Outlot "B" is located in the bend of Hillman Drive.

### **Financial**

The consideration amount on this document is \$1.00.

### **Recommendation**

City Management recommends that City Council accept the attached quit claim deed consistent with our policy of accepting easements and deeds for utility purposes.



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

## QUIT CLAIM DEED

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ELRO Corporation, a Michigan corporation (“Grantor”), whose address is 201 W. Big Beaver, Suite 490, Troy, Michigan 48084, hereby quit claims to The City of Troy, a Michigan municipal corporation ( “Grantee”), whose address is 500 West Big Beaver, Troy, Michigan 48084, all of Grantor’s right, title and interest in that certain real property located in the City of Troy, County of Oakland, State of Michigan, more specifically described as:

Part of the Southeast ¼, Section 25, Town 2 North, Range 11 East, Outlot “B” of Carlston Heights Subdivision No. 3, as recorded in Liber 214, Pages 10, 11, 12 & 13 of Plats, Oakland County Records.

Commonly Known as: Vacant  
Sidwell No.: 20-25-454-013

for the sum of One Dollar (\$1.00). This instrument is exempt from transfer tax pursuant to MCL §207.505(a) and MCL §207.526(a).

**[SIGNATURES AND ACKNOWLEDGMENT ON FOLLOWING PAGE]**



**IN WITNESS WHEREOF**, Grantor has executed this Quit Claim Deed as of the date and year set forth below.

Dated as of June 29, 2020

**GRANTOR:**

ELRO CORPORATION, a Michigan corporation

By: Stephen D. Francis

Name: Stephen D. Francis

Its: President

STATE OF MICHIGAN )  
 ) SS.  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me on June 29 2020, by STEPHEN D. FRANCIS, the PRESIDENT of Elro Corporation, a Michigan corporation, on behalf of the corporation.

SANDRA EVE JESSOP  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Apr 7, 2026  
ACTING IN COUNTY OF OAKLAND

Sandra Eve Jessop  
Notary Public, WAYNE County, Michigan  
My Commission Expires: APRIL 7, 2026  
Acting in OAKLAND County, Michigan

**Drafted by and When Recorded Return To:**

Lowell D. Salesin, Esq.  
Honigman Miller Schwartz and Cohn LLP  
39400 Woodward Avenue, Suite 101  
Bloomfield Hills, MI 48304

Send subsequent tax bills to: Grantee

Recording Fee: \$30.00