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Lora L. Freehling Register Of Deeds
Berrien County, Michigan

Rec \$26.00
Remon \$4.00
Tax Crt \$0.00

Recorded

APRIL 28, 2022 04:32:49 PM

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Receipt #875719

DEED

#2022351655



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DEED IN LIEU OF FORECLOSURE

THIS INDENTURE, made this 26th day of April, 2022, between SANTANIELLO'S REAL ESTATE, LLC, a Michigan limited liability company of 2234 W. Glenlord Road, Stevensville, MI 49127, ("Grantor") and UNITED FEDERAL CREDIT UNION, a national credit union, of 321 Main Street, St. Joseph, Michigan ("Grantee").

WITNESSETH, whereas the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to it in hand paid, by the Grantee, the receipt whereof is hereby acknowledged, has granted, conveyed, sold, released, and confirmed, and by these presents does grant, convey, sell, and confirm unto the Grantee, its successors and assigns, forever, all those certain pieces or parcels of land, lying and being in the Township of Lincoln, County of Berrien, State of Michigan, commonly known as 2262 W. Glenlord Road, Stevensville, Michigan, and are more particularly described as follows, to-wit:

Parcel 1: Commencing 12 rods East of the Northwest corner of the Northeast quarter of the Northwest quarter of Section 15, Township 5 South, Range 19 West; thence East 4 rods; thence South 20 rods; thence West 4 rods; thence North 20 rods to the place of beginning. SUBJECT TO any easements or restrictions

Real Property tax identification number: 11-12-0015-0034-09-2.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in Law or Equity, in, and to the above bargained premises, with the said hereditaments and appurtenances; to have and to hold the premises as before described with the appurtenances, unto the Grantee, its successors and assigns, forever. Grantor covenants, grants, bargains and agrees to and with the Grantee, its successors and assigns, that Grantor has not heretofore done, committed or wittingly or willingly suffered to be done or committed any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be charged or encumbered in title, estate or otherwise, excepting only prior Mortgages subordinated to Grantee's interest.

This deed is given for no consideration other than forgiveness of debt and is therefore exempt from real estate transfer tax pursuant to MCL 207.505(A) and 207.526(a).

Berrien County Register of Deeds
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It is hereby expressly understood and agreed that the execution and delivery of this instrument and conveyance shall not in any manner be deemed to be a merger with or the extinguishment of the Mortgage wherein Grantor is the Mortgagor and Grantee is the Mortgagee, which said Mortgage and the underlying indebtedness shall be and remain in full force and effect according to the respective terms of said instruments.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day first above written and have declared this conveyance to be binding upon them and all persons holding by, through or under them.

[signatures appear on following page]