

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: that the BOARD OF TRUSTEES OF WESTERN MICHIGAN UNIVERSITY, a Michigan constitutional body corporate, whose address is Western Michigan University, Kalamazoo, Michigan 49008-5131 ("Grantor"), CONVEYS AND WARRANTS to the STATE BUILDING AUTHORITY, a public corporation organized and existing under the authority of Act No. 183, Public Acts of Michigan, 1964, as amended, whose address is Richard H. Austin State Office Building, 430 W. Allegan, 1st Floor, Lansing, Michigan 48922 ("Grantee"), the premises situated in the County of Kalamazoo, State of Michigan, and described in attached Exhibit A and GRANTS to Grantee a perpetual nonexclusive easement appurtenant on, over, across, under and through the premises described in attached Exhibit B for ingress and egress and for the installation, maintenance and repair (including reconstruction) of utilities, between a public road (now, Howard Street) and the premises described in attached Exhibit A.

Grantor warrants title to the premises described in attached Exhibit B, and Grantor warrants and represents that there exist no liens, encumbrances or restrictions which would prohibit or interfere with the Grantee's use or enjoyment of the granted easement.

The warranties and conveyances in this deed are subject to any easements and building and use restrictions of record.

This property may be located within the vicinity of farmland or 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.

Grantor grants to Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This instrument is given for one dollar and other good and valuable consideration. This instrument is exempt from transfer taxes pursuant to MCLA §§207.505(h)(i) and 207.526(h)(i).

Dated as of the 1st day of _____, 20__.

BOARD OF TRUSTEES OF WESTERN
MICHIGAN UNIVERSITY, a Michigan
constitutional body corporate

By: _____

Its: Treasurer

By: _____

Its: Assistant Treasurer

STATE OF MICHIGAN

COUNTY OF KALAMAZOO

The foregoing instrument was acknowledged before me in Kalamazoo County, Michigan, this ____ day of _____, 20__ by _____, as Treasurer of the Board of Trustees of Western Michigan University, a Michigan constitutional body corporate, on behalf of the constitutional body corporate.

Notary Public

County, Michigan
Acting in Kalamazoo County, Michigan
My Commission Expires: _____

STATE OF MICHIGAN

COUNTY OF KALAMAZOO

The foregoing instrument was acknowledged before me in Kalamazoo County, Michigan, this ____ day of _____, 20__ by _____, as Assistant Treasurer of the Board of Trustees of Western Michigan University, a Michigan constitutional body corporate, on behalf of the constitutional body corporate.

Notary Public

County, Michigan
Acting in Kalamazoo County, Michigan
My Commission Expires: _____

Tax Parcel No.: _____
Recording Fee: \$ _____ plus \$1.00 tax certification fee
Transfer Tax: Exempt
Send Subsequent Tax Bills To: Grantee

Drafted by and when recorded return to:

John T. Schuring
Dickinson Wright PLLC
200 Ottawa Ave., N.W.
Suite 1000
Grand Rapids, MI 49503

EXHIBIT A

Western Michigan University IF-1 Dunbar Hall Renovation

Legal Description

A parcel of land situated in the City of Kalamazoo, County of Kalamazoo, State of Michigan, and described as follows to-wit:

A parcel of land situated in the South one-half of Section 20, Town 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan more particularly described as commencing at the North one-quarter corner of Section 20, thence S88°33'59"E, along the North line of Section 20, 992.94 feet; thence S00°00'00"E 3102.51 feet to the point of beginning; thence N00°00'00"W 32.91 feet; thence N89°08'27"W 67.32 feet; thence N01°01'17"E 148.25 feet; thence S88°58'43"E 144.92 feet to the extension of a building wall; thence S44°35'44"E, along said building wall and its extension, 94.57 feet; thence S89°19'48"E 128.09 feet; thence S00°56'19"W 113.94 feet; thence N89°19'46"W 272.85 feet to the point of beginning.

EXHIBIT B

Western Michigan University IF-1 Dunbar Hall Renovation

Easement Description

A parcel of land situated in the City of Kalamazoo, County of Kalamazoo, State of Michigan, and described as follows to-wit:

A forty (40) foot-wide strip of land situate in in the South one-half of Section 20, Town 2 South, Range 11 West, City of Kalamazoo, Kalamazoo County, Michigan whose centerline is described as commencing at the North one-quarter corner of Section 20, thence S88°33'59"E, along the North line of Section 20, 992.94 feet; thence S00°00'00"E 3102.51 feet; thence S89°19'46"E 246.31 feet to the point of beginning; thence S01°07'40"W 611.72 feet; thence, along a 316.41 feet curve to the right, whose radius is 863.67 feet and chord bearing and distance is S32°12'37"W 314.64 feet; thence S24°41'52"E 50.22 feet; thence, along a 312.43 feet curve to the right, whose radius is 216.39 feet and whose chord bearing and distance is S14°18'58"W 285.99 feet; thence 79.72 feet, along a curve to the left, whose radius is 90.79 feet and whose chord bearing and distance is S45°52'29"W 77.18 feet; thence S34°45'56"W 30.01 feet to the Northerly right of way line of Howard Street and the Point of Ending.

4867-1118-0049 v3 [9694-5]