From:	schristensen@co.leelanau.mi.us
To:	Laurel Evans
Subject:	FW: Deed transfer info / Lake Bluffs Drain 6751 E Lake Bluffs
Date:	Monday, October 26, 2020 10:49:34 AM
Attachments:	img-0 Deed.pdf

-----Original Message-----
From: "Dawn Waning" <dawnwaning@gmail.com>
Sent: Tuesday, October 20, 2020 11:42am
To: "schristensen@co.leelanau.mi.us" <schristensen@co.leelanau.mi.us>, "Jeff Gonyeau" <jeffgonyeau@gmail.com>
Subject: FW: Deed transfer info / Lake Bluffs Drain 6751 E Lake Bluffs

Sent from Mail for Windows 10

From: Dawn Gonyeau
Sent: Tuesday, October 20, 2020 11:40 AM
To: Jeff Gonyeau; schristensen@co.leelanau.mi
Subject: Deed transfer info / Lake Bluffs Drain 6751 E Lake Bluffs

Re: parcel # 010-700-002-00

Good morning Steve,
We received the letter regarding the matter of : Lake Bluffs Drain address to previous owners Lance & Cinnamon Bice.
We purchased the property from Lace and Cinnamon Bice April 15,2020. I have made several phone calls to get our name on tax roll to be able to receive the information regarding the road updates. There was a land split with the neighbor Jim Cantwil at the same time Of our purchase so if can't be changed until new year taxes for 2021 come out. Our request is to add our name as owner to your mailing list so we don't miss any information regarding the road. My husband Jeff Gonyeau has emailed you pictures last month of most of the road bed that washes down the hills is in our yard so we are not wanting to miss any connections addressing the changes. Since our property is being directly affected. I have forwarded the deed change recorded at LLCRD per Rachel Richardson attached to this email.

Again info won't be changed because of the land split with Bice/Cantwil until new tax info in 2021. I have spoken to
Registar of deed/ Rachel ,
Barbra Jones Solon Assessor
Joan Gauthier at Solon Twp treasure
Michelle @ Woodland Title in traverse city.

Please let us know if you need any further information to address this matter.
Thank you for your time.

Sincerely,
Jeff & Dawn Gonyeau
906-440-2663 Jeff cell
231-835-08

---------- Forwarded message ---------

From: **Rachel Richardson** <rrichardson@co.leelanau.mi.us>
Date: Tue, Oct 20, 2020 at 9:37 AM
Subject: deed
To: <dawnwaning@gmail.com>

Copy of deed.

Rachel Richardson
Deputy Register of Deeds

Leelanau County Register of Deeds
8527 E. Government Center Drive, Suite 105
Suttons Bay, MI 49682
231-256-9682 Phone
231-256-8149 Fax
rrichardson@co.leelanau.mi.us

Received In Leelanau
04/16/2020 11:40:00 AM

MICHIGAN REAL ESTATE TRANSFER TAX
2020002265
04/16/2020 02:23 PM Leelanau County, MI
Receipt# 20-2339
Tax Stamp # 25223
County Tax: $330.00 State Tax: $2250.00

DOCUMENT NO. 2020002265
Total Pages: 3
04/16/2020 02:23 PM Fees: $35.00
DOROTHY M. MILLER, Register of Deeds
Leelanau County, MI

WARRANTY DEED

(Page One of a Two Page Warranty Deed)

The Grantor, Lance M. Bice and Cinnamon K. Bice, husband and wife
Whose Address is 7146 S. Stachnik Rd, Maple City, MI 49664

Conveys and warrants to Jeff David Gonyeau and Dawn Gonyeau, husband and wife
Whose Address is 120 W. Burdickville Rd., Maple City, MI 49664

The following described premises situated in the Township of Solon, Leelanau County, State of Michigan:

Lots 3 and 4, Lake Bluffs, according to the plat thereof, as recorded in Liber 6 of Plats, Pages 15 and 16, Leelanau County Records

More commonly known as: 6751 E. Lake Bluffs Dr., Traverse City, MI 49684

Tax Item No.: 010-700-002-00 (part of)

For the Sum of $300,000.00 Three Hundred Thousand and 00/100 Dollars

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or a 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."

Subject to building and use restrictions easements and zoning ordinances of record if any

Attached and incorporated to this Warranty Deed is the Private Road Notice.

TAX CERTIFICATION
LEELANAU COUNTY SUTTONS BAY, MI 04/16/2020
I hereby certify, that according to our records, all taxes returned to this office are paid for five (5) years preceding the 15 day of 04/2020. This does not include taxes in the process of collection by Township, Cities, or Villages, Board of Review changes, Michigan Tax Tribunal changes, or changes due to Principal Residence Exemptions or corrections

John A Ballaghur III Leelanau County Treasurer
DW

(Page Two of a Two Page Warranty Deed)

Dated: April 15, 2020

Signed:

Lance M. Bice

Cinnamon K. Bice

State of Michigan }
County of Grand Traverse }

This foregoing instrument was acknowledged before me this 15th day of April, 2020 by Lance M. Bice and Cinnamon K. Bice, husband and wife

Notary Public

County,

MICHELLE WINOWIECKI
Notary Public, State of Michigan
County of Grand Traverse
My Commission Expires Oct. 9, 2022
Acting in the County of Grand Traverse

My Commission Expires:

Drafted by: Lance M. Bice
6751 E. Lake Bluffs Dr., Traverse City, MI 49684

Return to: Jeffrey David Gonyeau
6751 E. Lake Bluffs Dr., Traverse City, MI 49684

File No.: 200648RZ

PRIVATE ROAD NOTICE

This Notice Is Incorporated By Reference To The Deed
To Which It Is Attached

Michigan Law [MCLA 560.261] states that:

"...no person shall sell any lot in a recorded plat or any parcel of unplatted land in an unincorporated area if it abuts a street or road which has not been accepted as public unless the seller first informs the purchaser in a writing on a separate instrument to be attached to the instrument conveying any interest in such lot or parcel of land of the fact that the street or road is private and is not required to be maintained by the board of county road commissioners..."

The Private Road Notice is being provided to inform the Grantees of the attached deed that, to the best of the Grantor's knowledge, the road abutting the property described on the deed to which this Private Road Notice is attached has not been accepted as a public road by the Board of County Road Commissions.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR(S):

Lance M Bice — 4/15/2020 Date

Cinnamon K Bice — 4/15/2020 Date

Proposed Lake Bluffs Drainage District, Board of Determination meeting – 10/29/2020
Jeff and Dawn Gonyeau

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