



# **TRUST TRANSFER DEED**



State of **Michigan**

County of **Kent**

This Deed of Trust Transfer ("**Trust Deed**") is made effective as of the 5th day of April 2045, by and between Stephen Watson, whose address is at 2034 Ripple Corner Street, Roscommon, Michigan 48653 ("**Grantor**"); and Raymond Ladwig, whose address is at 2838 Saint Francis Way, Ann Arbor, Michigan 48109 ("**Grantee**");

The Grantor and Grantee hereby agree to the following terms:

#### **I. PROPERTY IN TRUST.**

The Grantor grant unto the Grantee the following real property described as:

Five-hectare farmland located at 141 Howard Street, Grand Rapids, Michigan 49503, with an assessor's parcel number of 6948593 ("**Property**"), together with all improvements located thereon.

#### **II. OBLIGATION SECURED.**

This Trust Deed is created for the purpose of changing the Grantee's holding title.

#### **III. GRANTOR'S REPRESENTATIONS AND WARRANTIES.**

The Grantor hereby represents and warrants the Grantee that the Property in trust is free and clear of all liens, encumbrances, and mortgages. The Grantor also warrants that the Grantor has the legal right to sell, convey, or transfer the Property.

#### **IV. DEFENSE OF TITLE.**

The Grantee agrees to defend the right, title, and interest of the Grantor in the Property against any and all claims and demands that may arise even at Grantee's expense. Additionally, the Grantee shall be responsible for the payment of all the costs and expenses incurred in the process of defending the title of the Grantor.

**V. PAYMENT OF INTEREST.**

The Grantee shall be solely responsible for the payment of the principal amount along with its interests, fees, and charges. On the other hand, the Grantor shall arrange for the date and schedule of the payment and additional interest under this Trust Deed.

**VI. LIENS.**

The Grantee agrees to render the lien to the Grantor in a consistent manner. The Grantee shall also secure an agreement upon execution of this Trust Deed. Moreover, the Grantor shall provide a notice to the Grantee, and the lien must be settled by the Grantee within five (5) to ten (10) business days.

**VII. MAINTENANCE AND REPAIR OF THE PROPERTY IN TRUST.**

The Grantee shall be entitled to reside and use the facilities of the Property in trust. However, the Grantee shall not in any way perform acts that will damage and destroy the Property. In circumstances wherein the Property is damaged, the Grantee shall then repair and shoulder all repair costs and fees incurred.

**VIII. PROTECTION OF GRANTOR'S INTEREST.**

Upon execution of this Trust Deed, the Grantor shall have the authority and power to protect their interest and rights of the Property in trust, including but not limited to repairing, assessing, and securing the Property.

**IX. SALE OF THE PROPERTY IN TRUST.**

The Property in trust must be free from all liens and encumbrances upon transfer of the Property in trust to the Grantee. On the contrary, the Grantee shall not be given the rights to sell, lease, transfer, or dispose of the Property without the written consent signed by the Grantor.

**X. CHARGES.**

The documentary tax, which will be computed on the full value of the Property conveyed above, will be paid by the Grantor along with all other related charges in the accomplishment of this Trust Deed.

**XI. SUCCESSORS AND ASSIGNS.**

All covenants and agreements contained in this Trust Deed shall be binding upon and inure to the benefit of the Grantee and its successors, representatives, assigns, and heirs, with all attachments and appurtenances belonging to the Property.

**XII. RELEASE.**

The Grantor may choose to release this Trust Deed at any time, following the signing of a Release of Trust Deed document. The Grantor shall also surrender this Trust Deed and all notes included under this instrument upon release.

**XIII. GOVERNING LAW.**

This Trust Deed shall be governed by and construed under the laws of the State of **Michigan**.

**IN WITNESS WHEREOF**, the Grantor and Grantee have subscribed their names to the Deed on the date signed below in the state of **Michigan**.

[Signature]

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**Raymond Ladwig**

Grantee

April 5, 2045

[Signature]

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**Stephen Watson**

Grantor

April 5, 2045

[Signature]

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**Elizabeth Wilde**

Co-Signer

April 5, 2045

**SIGNED AND DECLARED** before our joint presence on the dates signed below in the state of **Michigan**.

[Signature]

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**Lawrence Zu**

Witness

April 5, 2045

[Signature]

# ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of **Michigan**

County of **Kent**

This Trust Deed was acknowledged on the 5th day of April 2045, by the Grantor and Grantee, who personally appeared before me and proved to me through government-issued identification to be the same persons who signed the foregoing document. In addition, the parties have voluntarily and freely executed this document on the above-mentioned date.

[Signature]

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**Jonathan Mills**

Notary Public

Commission Expiry: January 1, 2050

Seal: <seal>