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DAC<sup>1w</sup>

**MASTER DEED OF RIVER BEND (Pursuant to the Condominium Act, MCL 559.101 et seq.)**

Berrien Condominium Subdivision Plan No. 263 containing

1. Master Deed establishing River Bend Condominium;
2. form A to Master Deed: Condominium Bylaws;
3. form B to Master Deed: Condominium Subdivision Plan;
4. form C to Master Deed: Mortgagee's Consent to Submission to Condominium Ownership; and

This document is exempt from transfer tax under MCL 207.505(a) and MCL 207.526(s).

This document drafted by and after recording return to:

Michael M. Bell, Esq.  
Desneberg, Colip & Bell, PC  
PO Box 72  
Buchanan, MI 49017

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**SECTION 1. ESTABLISHMENT OF CONDOMINIUM**

- 1.1 Project
- 1.2 Establishment of Condominium
- 1.3 Project Description
- 1.4 Co-Owner Rights

**Lori D. Jarvis Register Of Deeds**  
Berrien County, Michigan

Recorded  
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**SECTION 2. LEGAL DESCRIPTION OF THE PROPERTY**

- 2.1 Condominium Property
- 2.2 Beneficial Easements

Rec \$199.00  
Remon \$4.00  
Tax Crt \$1.00



**SECTION 3. DEFINITIONS**

- 3.1 Definitions
- 3.2 Applicability

**CERTIFICATION DOES NOT REFLECT  
POSSIBLE HOMESTEAD DENIAL.**

**SECTION 4. COMMON ELEMENTS**

I HEREBY CERTIFY, That there are no Tax Liens or Titles held by the State or any Individual against the within description and all Taxes on same are paid for five years previous on the date of this instrument, as appears by the records in my office. This certificate does not apply on taxes, if any, now in process of collection. Also except, Deferred Special Assessments, if any, under Act No. 225, Public Apts of 1976, as amended, and any Specific Tax. (I.E. Enterprise Zone)

*Bret Warkowski*  
Berrien County Treasurer

Date **MAY 13 2008**  
No. 58030

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