

13

TITLE DATA

CONSUMERS POWER COMPANY

George E. Luther and wife, Mary Hardy

TRACT 22.1-D5-4

NAME OF GRANTOR

ACCOUNT NO.

MAP 1

Quit-claim Deed | 7-10-25 | 7-18-25 | 45 | 173 |

KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

QUIT-CLAIM DEED - Short The Acorn Press, Jackson, Michigan

This Indenture, Made this ... tenth ... day of ... July ... in the year of our Lord one thousand nine hundred ... and ... twenty-five ... BETWEEN George E. Luther and Mary Hardy Luther, his wife, of the City of Jackson, County of Jackson, and State of Michigan, parties of the first part, and Consumers Power Company, a corporation organized and existing under the laws of the State of Maine and duly authorized to do business in the State of Michigan, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do by these presents, grant, bargain, sell, remise, release, and forever QUIT-CLAIM unto the said party of the second part, and to its successors and assigns, FOREVER, All that certain piece or parcel of land situate in the Township of Curtis in Alcona County and State of Michigan, known and described as follows:

Northwest quarter of Southeast quarter, Section Three, containing forty acres more or less, Town Twenty five North, Range Five East, EXCEPT a fifty foot strip of land conveyed by the parties of the first part to the Detroit and Mackinac Railway Company by Quit-claim deed dated March fourteenth, nineteen hundred and twenty-five, recorded March 24th, 1925, in Liber forty-five, Page one hundred forty-six, being twenty-five feet on the Easterly and twenty-five feet on the Westerly side of said Railway, running in a Northwesterly direction over and across said land.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: TO HAVE AND TO HOLD the said above described premises to the said party of the second part, and to its successors and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part, its successors and assigns, FOREVER.

In Witness Whereof, The parties of the first part, have hereunto set their hands and seal, the day and year first above written.

Signed, Sealed and Delivered in Presence of

M. Emerick H. Braden

George E. Luther Mary Hardy Luther

40. YR. AFFID. RECORDED 1960

SEE NOTES 1 TO 3 FOR DETAILS OF THIS ACQUISITION SEE NOTE # 4 FOR SALE OF LAND

MICHIGAN STATE Alcona COUNTY Curtis TOWNSHIP SECTION 3 T 25 N R 5 E MUNICIPALITY 38.28 Acres PLAT OR AREA

Table with columns: DATE, JOURNAL ENTRY, ITEMS OF COST, AMOUNT, TRANSFERS, BALANCE. Includes entries for July 1962, 1964, and 1964 regarding Original Cost, Working Papers, and Transfer of Cost.

40 YR. AFFID. Recorded 1-7-77

18

32

GENERAL ENGINEERING MAP REFERENCES

Line Map No. D1196 Sheet of Sheets
 Plan & Profile No. 15297 Sheet of Sheets
 Survey Map No. _____ Sheet of Sheets

OTHER DATA AND NOTES

NOTE #1

George E. Luther acquired title to the following land through the Notice to Purchaser of Tax Sale

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract Yes #637
2. Opinions of Title _____
3. Title Search _____
4. Mortgage Release _____
5. Tree Vouchers _____
6. Other Documents _____
7. Tax Deed for 1922 Tax from Auditor General to George Luther

1. Auditor General
5-24-23 7-26-23 46-22 Tax Deed for the 1915, 1919, 1920, and 1921 Taxes.
2. George E. Luther
 filed 11-20-23 2-20-25 1 NPTS-414 N.P.T.S.
 on Robert Carson
 filed 11-20-23 2-20-25 1 NPTS-422 N.P.T.S.
 on Detroit and Mackinaw Railway Company
 filed 7-17-24 2-20-25 1 NPTS-420 N.P.T.S.
 on Consumers Power Company
 filed 11-20-23 2-20-25 1 NPTS-418 N.P.T.S.
 on Harris Trust and Savings Bank
 filed 11-20-23 2-20-25 1 NPTS-416 N.P.T.S.
 on National Bank of New York
 Notice Served for the 1919 Tax \$18.64.
3. George E. Luther
 NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 3, T 25 N, R 5 E.

NOTE #2

George E. Luther conveyed the above land as follows:

- A. 1. George E. Luther and wife, Mary Hardy
3-14-25 3-24-25 45-146 Q.C.D. X-4
2. Detroit and Mackinaw Railway Company
 A strip of ld 50 ft in width along the line of its railway now located, that is to say 25 ft on the E'ly & 25 ft on the W'ly side of sd line, run in a NW'ly direction over & across that certain piece or parcel of ld situate, lying & being in the Twp of Curtis & Co of Alcona, & State of Mich, known & desc as follows:
 NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 3, T 25 N, R 5 E.
- B. 1. George E. Luther and wife, Mary Hardy
7-10-25 7-18-25 45-173 Q.C.D.
2. Consumers Power Company
(See Caption of this tract).

NOTE #3

George E. Luther acquired a tax deed for the 1922 taxes in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec 3, T 25 N, R 5 E. This tax interest was conveyed as follows:

- A. 1. Auditor General
7-10-26 8-24-29 11-294 Tax Deed for 1922 Taxes
2. George E. Luther and wife, Mary Hardy
7-23-26 8-24-29 45-590 Q.C.D. X-4
3. Detroit and Mackinaw Railway Company

A strip of ld 50 ft in width along the line of the Ry as now located being 25 ft on the E'ly & 25 ft on the W'ly side of sd line run in a NW'ly direction over & across that certain piece or parcel of ld situate, lying & being in the Twp of Curtis, Co of Alcona & State of Mich, known & desc as follows: The NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec 3, T 25 N, R 5 E.

This deed is given to convey the interest of the parties of the 1st party in the tax for the yr 1922.

- B. 1. Auditor General
7-10-26 8-24-29 11-294 Tax Deed for 1922 taxes.
2. George E. Luther and wife, Mary Hardy
7-23-26 8-24-29 45-591 Q.C.D.
3. Consumers Power Company

TITLE HISTORY

See Note #1

OTHER DATA AND NOTES

NOTE #3 (Continued)

Forever all that certain piece or parcel of land situate in the Township of Curtis in Alcona County and State of Michigan, known and described as follows:

NW¹/₄ of SE¹/₄, Sec 3 containing 40 acres more or less, T 25 N, R 5 E. EXCEPT a 50 foot strip of ld conveyed by parties of the 1st part to the Detroit & Mackinac Ry Co by Q.C.D. dated March 14, 1925, & recorded March 24, 1925, in L 45, p. 146, being 25 ft on the E'ly & 25 ft on the W'ly side of sd Ry run in a NW'ly direction over & across sd ld.

Note 4 T75-149

CONVEYED	<i>Part of</i>	TRACT TO:
		<i>USA</i>
BY	<i>Warranty</i>	DEED DATED <i>12-29-80</i>

MINERALS	
RESERVED FROM SALE	<input checked="" type="checkbox"/>
NOT OWNED AT TIME OF SALE	<input type="checkbox"/>

DECLARATION OF RESTRICTIONS	
DATED	<i>None</i>
RECORDED	LIBER _____ PAGE _____

DX reservation

Alcona

T75-149

WARRANTY DEED

CONSUMERS POWER COMPANY, a corporation organized and existing under the laws of the State of Michigan, having its principal office at 212 West Michigan Avenue, Jackson, Michigan 49201, GRANTOR, for and in consideration of the sum of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,500,000.00) received to its full satisfaction, does by these presents CONVEY AND FOREVER WARRANT UNTO [THE UNITED STATES OF AMERICA] Washington, D.C., and its assigns, GRANTEE, certain tracts of land with all appurtenances thereunto belonging or in anywise appertaining, situate in the Townships of Mitchell and Curtis, County of Alcona, State of Michigan, said lands being more particularly described in Exhibit "A" attached hereto and made a part hereof, and said lands containing an aggregate of 3634.39 acres, more or less.

24

SUBJECT TO easements, if any, for established or existing roads, highways, railroads, and utilities.

SUBJECT ALSO TO minerals and mineral rights, if any, outstanding of record in third parties.

RESERVING TO Grantor, its successors and assigns, the right to flow those lands described in Exhibit A which are adjacent to the AuSable River, together with the right to fluctuate or otherwise affect the flow of water in said river by the normal operation and maintenance of any dam or dams of Grantor in said river, said reservation as it pertains to Exhibit "A" lands being subject, however, to the terms, conditions, provisions, and limitations of the "Order Issuing License (Major)" of the United States of America, Federal Power Commission (Federal Energy Regulatory Commission) now pertaining to Project No. 2448 (Mio Dam), Project No. 2447 (Alcona Dam), Project No. 2449 (Loud Dam), Project No. 2453 (Five Channels Dam), Project No. 2450 (Cooke Dam), and Project No. 2436 (Foote Dam).

RESERVING ALSO TO the Grantor, its successors or assigns, all oil, gas, and associated hydrocarbon substances, and all saline minerals and associated substances, in and under the

to include: Acquire Description thereof
In addition, Exception, Easement, Encumbrance

lands described in Exhibit "A", together with the right to enter upon said lands and to prospect for, mine (including solution mining), and remove said oil, gas, and hydrocarbon substances, and all saline minerals and associated substances, Forever, subject to the Rules and Regulations of the Secretary of Agriculture, dated April 30, 1963, a copy of which is attached hereto and made a part hereof as Exhibit B.

RESERVING ALSO TO the Grantor, its successors or assigns, Forever, subject to the Rules and Regulations of the Secretary of Agriculture, dated August 5, 1938, a copy of which is attached hereto and made a part hereof as EXHIBIT "D", the easement and right to construct, erect, lay and maintain one or more lines consisting of pole structures, poles, or any combination of same, wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over, under, and across certain strips of land 200 feet in width for all transmission lines, and 30 feet in width for all distribution lines, over a portion of the premises herein conveyed, said strips being described in Exhibit "C" attached hereto and made a part hereof, with full right and authority to Grantor, its successors, licensees, lessees, or assigns, and its and their agents and employees, subject to said Rules and Regulations set forth at Exhibit "D", to enter at all times upon said strips of land for the purpose of patrolling, constructing, repairing, removing, replacing, improving, enlarging, and maintaining such wires, cables, conduits, structures, towers, pole structures, poles and other supports with all necessary braces, guys, anchors, manholes, and transformers and stringing thereon, and supporting and suspending therefrom lines of wires, cables, or other conductors for the transmission of electrical energy and/or communication, and also the right to cut, trim, remove, destroy, or otherwise control all trees and brush growing upon said 200-foot and 30-foot wide strips of land which may, in the opinion of Grantor, interfere or threaten to interfere with or be hazardous to the construction, operation, and maintenance of said lines. No buildings or other structures will be placed on said strips of land without the written consent of Grantor. Limited use of a part of the easement area reserved by the Grantor and occupied by Grantor's transmission line facilities shall not constitute abandonment as to any unused portion of said easement area which is situated within the easement boundaries and located

to either side of that portion of said easement area occupied by Grantor's transmission line facilities.

The acquiring agency is the Forest Service, Department of Agriculture.

TO HAVE AND TO HOLD the said premises described at Exhibit "A," together with all appurtenances thereto, unto Grantee, its successors and assigns, to the sole and only proper use, benefit and behoof of Grantee, its successors and assigns, Forever.

IN WITNESS WHEREOF, Consumers Power Company has caused these presents to be executed in its corporate name by its duly authorized officer this 29th day of December, 1980.

In the presence of:

W. L. Reid
W. L. Reid

Carol J. Kielar
Carol J. Kielar

CONSUMERS POWER COMPANY

By G. L. Heins
G. L. Heins
Vice President,
System Operations

APPROVED AS TO FORM
5-8-77
CONSUMERS POWER COMPANY
LEGAL DEPARTMENT

ATTEST:

(CORPORATE SEAL)

J. H. Mellinger
J. H. Mellinger
~~Secretary~~ ASSISTANT SECRETARY

STATE OF MICHIGAN)
)
COUNTY OF JACKSON) ss

On this 29th day December, 1980, before me, a Notary Public in and for said county, personally appeared G. L. Heins, to me personally known, who by me duly sworn, did say that he is the Vice President, System Operations of Consumers Power Company, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said G. L. Heins, acknowledged said instrument to be the free act and deed of said corporation.

Carol J. Kielar
Carol J. Kielar
Notary Public
Jackson County, Michigan

(NOTARIAL SEAL)

My commission expires: December 22, 1981

This instrument was drafted by Michael J. Danaher, Attorney, Office of the General Counsel, U.S. Department of Agriculture, Milwaukee, Wisconsin, and B.E. Hagen, Senior Attorney, Consumers Power Company.

T26N, R5E, MICHIGAN MERIDIAN, (Cont'd.)

Approximate
Acreage

Section 34:

W 1/2 of the SW 1/4 except a strip of land 100 feet in width being a part of the abandoned right of way of the Detroit and Mackinac Railway running in a generally Northerly and Southerly direction across said land.

W-2C

74.70

T25N, R5E, MICHIGAN MERIDIAN, CURTIS TOWNSHIP

Section 2:

SW 1/4 of the SW 1/4.

W-1C

40.00

Section 3:

(20)

That part of the SE 1/4 lying Northeasterly of the center line of Au Sable Road, except any part of a strip of land 100 feet in width being a part of the abandoned right of way of the Detroit and Mackinac Railway located on said land.

21-D5-5C
21.1-D5-3P
22.1-D5-4P

90.31

Section 11:

All that part of the SE 1/4 of the NW 1/4 lying Northeasterly of the center line of Au Sable Road, as located, also the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4.

23.2-D5-1P
W-4C
23.1-D5-5C

118.40

Section 14:

SW 1/4 of the SW 1/4 and the SE 1/4 of the NE 1/4 and the SE 1/4 of the SE 1/4 except the North 335 feet thereof.

W-9C
W-2C
26-D5-3P

109.85

Section 15:

E 1/2 of the SE 1/4.

W-2P

80.00

Section 23:

E 3/4 of Section.

W-2C
W-2C
480.00
W-5C
W-7C
26.1-D5-1C
27-D5-6C
27.1-D5-3C

T26N, R5E (Cont'd.)

S 71° 20' 40" E, 157.90 feet; thence S 52° 15' 10" E, 2074.74 feet to the South line of said Section 19, said point being 1784.78 feet Easterly of the Southwest corner of said section as measured along said section line; thence continuing S 52° 15' 10" E, 4273.51 feet to the Easterly line of said Section 30 at a point which is 10.68 feet Southerly of the E 1/4 corner of said section as measured along said section line; thence S 52° 18' 46" E, 1365.65 feet; thence S 52° 02' 22" E, 2877.19 feet to the South line of said Section 29 at a point which is 676.36 feet Easterly of the S 1/4 corner of said section as measured along said section line; thence continuing S 52° 02' 22" E, 2496.11 feet to the East line of said Section 32 at a point which is 1092.72 feet Northerly of the E 1/4 corner of said section as measured along said section line; thence S 52° 13' 10" E, 3929.15 feet to the S 1/8 line of said Section 33 at a point which is 2172.7 feet Westerly of the East line of said section as measured along said 1/8 line; thence S 52° 05' 50" E, 1090.0 feet to the E 1/8 line at a point which is 642.2 feet Northerly of the South line of said section as measured along said 1/8 line. (Bearings are based on the 1930 Government Resurvey.)

T25N, R5E

DX-4

A strip of land 200 feet in width in that part of the SE 1/4 Section 3, T25N, R5E lying Northerly of the center line of Au Sable Road, said strip being 100 feet on each side of a center line described as follows: To find the point of beginning, commence at the Southeast corner of said Section; thence N 89° 15' 00" W along the South line of said Section 344.14 feet to the point of beginning; thence N 38° 21' 30" W, 2267.58 feet; thence N 41° 39' 00" W, 565.3 feet; thence N 50° 49' 00" W, 672.0 feet to the North and South 1/4 line of said Section at a point which is 31.83 feet Southerly of the center of said Section as measured along said North and South 1/4 line. (Bearings are based on the South line of Section 3 from the Southeast corner to the S 1/4 corner assumed as N 89° 15' 00" W.)

A strip of land 200 feet in width in that part of the SE 1/4 of the NW 1/4, Section 11, T25N, R5E lying Northeasterly of the center line of Au Sable Road, said strip being 100 feet on each side of a center line described as follows: To find the place of beginning, commence at the W 1/4 corner of said Section; thence N 89° 00' 39" E along the East and West 1/4 line of said Section 1749.87 feet, to the place of beginning for this description; thence N 38° 57' 00" W, 689.83 feet to the W 1/8 line of said Section. (Bearings are based on the West line of Section 11 from the Northwest corner to the W 1/4 corner assumed as S 0° 34' 12" W.)