

Reservation from sale of land

NAME OF GRANTOR

MUNICIPALITY

14

25N

5E

TRACT 25-DX5-4

WD

4-20-92

DATE OF INST.

DATE OF RECORD

LIBER

PAGE

SECTION

TOWN

RANGE

MAP

KIND OF INSTRUMENT

PLAT OR AREA

RESERVATION FROM SALE OF LAND FOR ELECTRIC TRANSMISSION LINE RIGHTS.

(ALSO, REFER TO TRACT #26-DX5-3)

13

ALCONA #7

WARRANTY DEED

CONSUMERS POWER COMPANY, a Michigan Corporation, of 212 West Michigan Avenue, Jackson, Michigan 49201, Grantor, CONVEYS and WARRANTS to the UNITED STATES OF AMERICA, Washington, D.C., and its assigns, Grantee, for and in consideration of \$10,000.00, derived from National Forest timber sale receipts, as authorized by the Act of Congress dated March 1, 1911 (16 U.S.C. 516), as amended and the Act of Congress approved October 21, 1976 (43 U.S.C. 1716), as amended, the receipt of which consideration is hereby acknowledged, certain lands situate in Curtis Township, Alcona County, State of Michigan, described as follows:

TOWNSHIP TWENTY-FIVE NORTH, RANGE FIVE EAST
MICHIGAN MERIDIAN

SECTION FOURTEEN:

PARCEL A - A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section Fourteen, Township Twenty-five North, Range Five East, described as follows: A strip of land 200 feet wide, being 50 feet wide on the Easterly side and 150 feet wide on the Westerly side of a line described as follows: To find the place of beginning, commence at the Southeast corner of said section; thence S 89° 21' 24" W, 781.5 feet; thence N 00° 06' 34" W, 208.35 feet; thence N 12° 27' 10" W, 1121.37 feet to the South 1/8 line of said section and the place of beginning of this description; thence N 12° 19' 33" W, 1200.95 feet to the East 1/8 line of said Section 14; thence continuing N 12° 19' 33" W to the East and West 1/4 line of said section and the place of ending of this description.

PARCEL B - The North 335 feet of the Southeast Quarter of the Southeast Quarter of said Section Fourteen.

containing 13.54 acres of land, more or less;

and together therewith all appurtenances thereunto belonging or in anywise appertaining.

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

SUBJECT ALSO TO reservations by the State of Michigan of all minerals, coal, oil and gas as set forth in Liber 26, Page 212 of the Alcona County, Michigan land records.

SUBJECT FURTHER TO reservations by the State of Michigan of the rights of public access across any lands lying along any

watercourse and all aboriginal antiquities, including the right to explore for and excavate the same as set forth in Liber 26, Page 212 of the Alcona County, Michigan land records.

RESERVING to the Grantor, its successors and assigns, all oil, gas and associated hydrocarbon substances not outstanding in third parties, in and under the North 335 feet of the Southeast Quarter of the Southeast Quarter, Section Fourteen, Township Twenty-five North, Range Five East, together with the normal rights incident thereto, SUBJECT EXPRESSLY, HOWEVER, 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 A.

RESERVING to Consumers Power Company, its successors and assigns, the easement and right to construct, erect, lay and maintain one or more lines consisting of towers, pole structures, poles, or any combination of the same, wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communications business on, over, under and across Parcel A and the 210 foot wide extension thereof on, over, under and across Parcel B and being 105 feet on each side of a line described as follows:

To find the place of beginning, commence at the Southeast corner of said Section 14; thence S 89° 21' 24" W, 781.5 feet; thence N 00° 06' 34" W, 208.35 feet; thence N 12° 27' 10" W to the South line of Parcel B and the place of beginning of this description; thence continuing N 12° 27' 10" W to the South 1/8 line of said section and the place of ending of this description.

with full right and authority to Grantor, its successors, licensees, lessees, or assigns, and its and their agents and employees, to enter at all times upon said strips of land for 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 and distribution of electrical energy and/or communications, and also the right to cut, trim, remove, destroy, or otherwise control all trees and brush growing upon said strips of land which may, in the opinion of Grantor, interfere with or be hazardous to the construction, operation, and maintenance of said lines; SUBJECT EXPRESSLY, HOWEVER, to the Rules and Regulations of the Secretary of Agriculture, dated August 6, 1938, a copy of which is attached hereto and made a

25-DX5-4

25-DX5-4

25-DX5-4

