

Received

Date 04/30/2021 Time 11:46.5

Alpena Register of Deeds

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Catherine Murphy, Register Alpena Co., MI

PERMANENT ELECTRIC TRANSMISSION LINE EASEMENT AGREEMENT

This Permanent Electric Transmission Line Easement Agreement (the "Agreement") is made this 1 day of April, 2021 ("Effective Date"), by and between **Jacob W. St. John**, a single man, with an address of 8668 Taylor Hawks Rd., Alpena, MI 49707-9512 ("Grantor") and **MICHIGAN ELECTRIC TRANSMISSION COMPANY, LLC**, a Michigan limited liability company, with an address of 27175 Energy Way, Novi, Michigan 48377, and its successors and assigns ("Grantee").

WHEREAS, Grantor is the owner of certain real property more particularly described on the attached Exhibit "A" as the "Property".

WHEREAS, Grantor desires to convey to Grantee a perpetual easement upon, under, across and through an Easement Area located on the Property as more particularly described and depicted on Exhibit "A" (the "Easement Area"), upon the terms and conditions stated below.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor and Grantee hereby agree as follows:

1. **Grant of the Easement.** Grantor hereby conveys, warrants and grants to Grantee, its successors and assigns, a perpetual easement (the "Easement") over, under, across and through the Easement Area on the Property with the right, privilege and authority for Grantee, its agents, employees, and contractors, to:

(a) construct, reconstruct, modify, upgrade, improve, maintain, operate, inspect, replace, repair, patrol and remove an electric transmission line or lines and telecommunications line or lines, consisting of poles, towers, crossarms, insulators, wires, guy wires, anchors and other necessary fixtures, structures, cables (including fiber optic cable), and equipment for transmitting electricity and communications ("Grantee's Facilities");

(b) temporarily improve the surface as reasonably necessary to place and operate Grantee's construction vehicles and equipment;

(c) prohibit and/or remove, at Grantee's sole discretion, any buildings or other above ground structures (collectively referred to as "Structures");



(d) prohibit and/or remove, at Grantee's sole discretion, any future construction of above-ground Structures located or proposed to be located within the Easement Area. Grantee may remove such prohibited Structures from the Easement Area without prior notice and without responsibility for any damage that occurs as a result of such removal. If Grantor proposes to construct any Structures within the Easement Area, a proposed construction plan may be submitted to Grantee for its review and a determination as to whether the proposed Structure would interfere with the safe and reliable operation or maintenance of Grantee's Facilities within the Easement Area. Grantee's approval of a proposed Structure under these circumstances will not be unreasonably withheld;

(e) at any time cut, trim, remove, destroy or otherwise control any or all trees, bushes, or brush now or hereafter standing or growing upon or within the Easement Area, all at Grantee's sole and absolute discretion;

(f) have ingress to and egress from the Easement Area at all times on, over and across other portions of the Property; and

(g) enter upon and cross the Easement Area for the above-described purposes on other land(s).

2. **Repair and Restoration.** Grantee shall:

(a) re-grade, repair and restore any portions of the Easement Area or Property damaged by Grantee's temporary placement of surface improvements for the Grantee's construction, operation, maintenance, repair, reconstruction and use of Grantee's Facilities;

(b) repair or replace at Grantee's sole expense any actual damage located within the Easement Area or Property, arising from Grantee's construction, operation, maintenance, repair, reconstruction and use of Grantee's Facilities. Notwithstanding the foregoing, at no time shall Grantee be responsible for any damage to the extent that such damage results from Grantor's negligence. Upon reasonable notice to Grantee that damage has been sustained, the parties shall work cooperatively to identify the damage and to determine the scope of repair or replacement work; and

(c) reimburse Grantor, or the owner of the crops if different from the Grantor, the value of any growing crops damaged by Grantee's exercise of any of Grantee's rights under this Agreement.

3. **Covenants of Grantor.** Grantor hereby covenants, promises, agrees and acknowledges that at the execution and delivery of this instrument it is the lawful owner of the Easement Area and is seized of a good and indefeasible fee simple estate therein, and subject to existing easements of record will warrant and defend Grantee's and Grantee's successors' and assigns' right to the quiet and peaceable possession of the same for the purposes described herein, forever, against all persons lawfully claiming the same



4. **Binding/Run With The Land.** This conveyance shall be permanent, shall run with the land, and shall be binding upon the parties' successors and assigns.

5. **Limited Use/Non-Use.** Limited use or non-use of the rights granted herein shall not prevent later use to the full extent herein conveyed.

This Easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

GRANTOR:



Jacob W. St. John

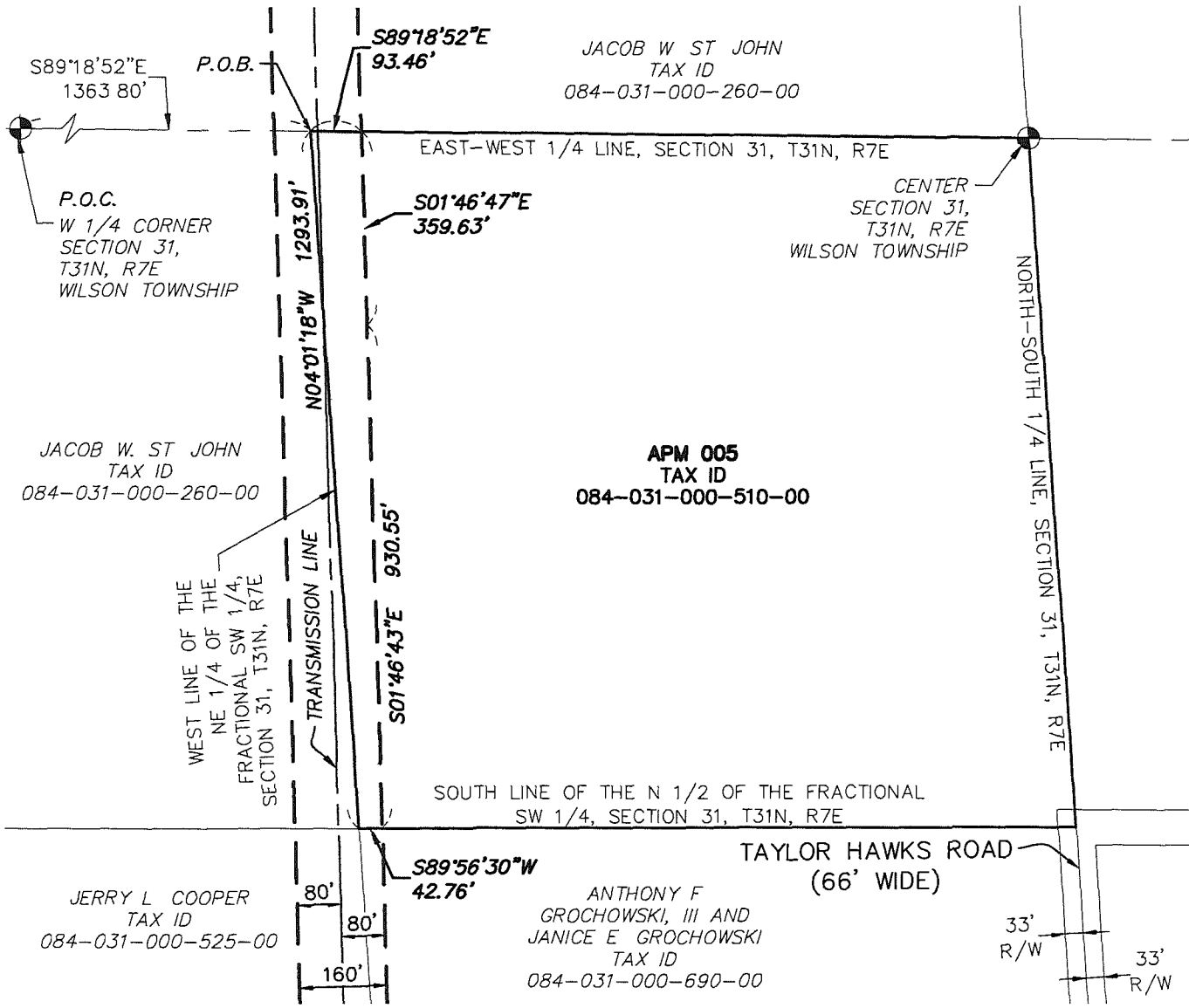
Acknowledged before me in Alpena County, State of Michigan, on this 1 day of April, 2021, on behalf of Jacob W. St. John, a single man.


_____, Notary Public
County, _____
Acting in _____ County, _____
My Commission Expires _____
Acting in the County of Alpena My Commission Expires _____







Drafted by:
Patricia T. Murphy (P61872)
ITC Holdings Corp.
27175 Energy Way
Novi, Michigan 48377

When recorded return to:
Real Estate Manager
ITC Holdings Corp.
27175 Energy Way
Novi, Michigan 48377

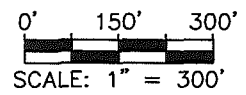
EXHIBIT A
APM-005
JACOB W. ST. JOHN





LEGEND

-  TRANSMISSION LINE
-  EASEMENT AREA
-  **N 88° E**
-  DESCRIBED EASEMENT - BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, CENTRAL ZONE, INTERNATIONAL FOOT SECTION CORNER
-  P.O.B. POINT OF BEGINNING
-  P.O.C. POINT OF COMMENCEMENT

NOTE: THIS IS NOT A
 BOUNDARY SURVEY



Total Easement area
 87,840 Square Feet (.202 Acres)

 MICHIGAN ELECTRIC TRANSMISSION COMPANY	 800.525.6016 www.metroca.net	CLIENT: MICHIGAN ELECTRIC TRANSMISSION COMPANY	JOB: 1054-20-9619
		PROJECT: AIRPORT-MIO	DATE: 1-22-2021
		REV.: --	SHEET: 1 OF 2

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Catherine Murphy, Register Alpena Co., MI



PROPERTY:

(PER COVENANT DEED LIBER 527, PAGE 444)

THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 31 NORTH, RANGE 7 EAST

EXCEPT



A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 31 NORTH, RANGE 7 EAST, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWN 31 NORTH, RANGE 7 EAST, THENCE EASTERLY ON THE EAST AND WEST 1/8 LINE 330 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY 395.0 FEET, THENCE EASTERLY 246.0 FEET, THENCE SOUTHERLY 395.0 FEET, THENCE 246.0 FEET TO THE POINT OF BEGINNING

TAX ID 084-031-000-510-00

NOTE THIS TRACT IS A TAX PARCEL AND A PART OF THE LANDS DESCRIBED IN COVENANT DEED LIBER 527, PAGE 444, THE TAX DESCRIPTION FOR THIS TRACT IS NE 1/4 OF FRACTIONAL SW 1/4

EASEMENT AREA:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SECTION 31, TOWN 31 NORTH, RANGE 7 EAST, WILSON TOWNSHIP, ALPENA COUNTY, MICHIGAN, THENCE S89°18'52"E 1,363.80 FEET ALONG THE EAST-WEST ONE-QUARTER LINE OF SAID SECTION 31 TO THE POINT OF BEGINNING; THENCE CONTINUING S89°18'52"E 93.46 FEET ALONG SAID EAST-WEST ONE-QUARTER LINE OF SECTION 31, THENCE S01°46'47"E 359.63 FEET, THENCE S01°46'43"E 930.55 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF SAID SECTION 31, THENCE S89°56'30"W 42.76 FEET ALONG SAID NORTH HALF OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF SECTION 31, TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF SAID SECTION 31, THENCE N04°01'18"W 1,293.91 FEET ALONG SAID WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF SECTION 31, TO SAID EAST-WEST ONE-QUARTER LINE OF SECTION 31 AND THE POINT OF BEGINNING

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		MICHIGAN ELECTRIC TRANSMISSION COMPANY	DATE: 1-22-2021
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		AIRPORT-MIO	SHEET: 2 OF 2