

John Calvin Jackson and wife, Elvira (13)

TRACT 76-D308-2

Warranty Deed | 6/14/67 | 10/23/67 | 163 | 80 |
NAME OF GRANTOR
DATE OF INST. DATE OF RECORD LIBER PAGE

ACCOUNT NO. 110-8240
MAP 4

BOARDMAN-LIVINGSTON
RECORDED IN DEEDS

Recorded Oct. 23, 1967
at 10 o'clock A. M.
Liber 163 of Deeds, Page 80

WARRANTY DEED

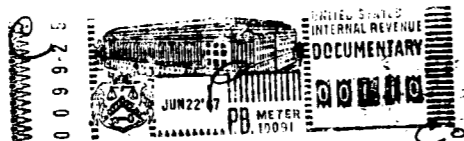
LIBER 163 PAGE 80

This Indenture, made June 14, 1967
BETWEEN JOHN CALVIN JACKSON and ELVIRA JACKSON, his wife,
of 510 Underwood Avenue, Bessemer, Alabama,
parties of the first part.

and CONSUMERS POWER COMPANY, a corporation duly authorized to do business in Michigan and
having its principal office therein at 212 West Michigan Avenue, Jackson, Michigan 49201,
party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of ONE DOLLAR and Other Good and Val-
able Consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and ac-
knowledgeed, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second
part, its successors and assigns. Forever, all that certain piece or parcel of land situate and being in the Township
of Mancelona, County of Antrim and State of Michigan, and described as follows,

18 The W 1/2 of the SE 1/4 of the SW 1/4
of Section 26, T29N, R6W.



SEE NOTE #1 FOR PARTIAL SALE OF LAND To Midwest Resort Properties
and RELEASE OF RIGHT OF WAY FOR ROADWAY
SEE NOTE #2 FOR LICENSE FOR GAS PIPELINE AND ACCESS ROADWAY
SEE NOTE #3 FOR LICENSE
TREASURER'S OFFICE 10-17-67
I hereby certify that according to our records all taxes
returned to this office are paid for five years preceding the
date of this instrument. This does not include taxes in the
process of collection.
Sara Bailey, COUNTY TREASURER

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anyway appertaining: To Have
and to Hold the said premises, as herein described, with the appurtenances, unto the said party of the second part and to its
successors and assigns. Forever. And the said party of the first part, for himself, his heirs, executors and administrators, does
covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of
the delivery of these presents he is well seized of the above granted premises in fee simple; that they are free from all incum-
brances whatever and that he will, and his heirs, executors, and administrators shall Warrant and Defend the same against all
lawful claims whatsoever.

When applicable, pronouns and relative words shall be read as plural, feminine or neuter.
In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

Signed, and Delivered in Presence of

Sandra Lightsey
Dottie Brown

John Calvin Jackson
John Calvin Jackson
Elvira Jackson
Elvira Jackson

STATE OF ALABAMA
County of Jefferson
On JUN 14 1967
before me, a Notary Public of Jefferson County, Alabama, acting in
County, personally appeared John Calvin Jackson and
Elvira Jackson, his wife
to me known to be the same person as described in and who executed the within instrument, who severally acknowledged the
same to be their free, act and deed.

My commission expires 19
Norman K. Brown Notary Public,
Jefferson County, Alabama.

PREPARED BY C. E. MERRITT, CONSUMERS POWER CO,
212 W. MICHIGAN AVENUE, JACKSON, MICHIGAN

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes handwritten notes and signatures.



Formerly 2245-D146-2

OTHER DATA AND NOTES

NOTE #1

(By Sale No. 189.319-7; T71-338) Consumers Power Company conveyed a part of the land on the caption of this tract, excepting mineral rights, and release of right of way for roadway as follows:

1. Consumers Power Company

4-7-72

WX-2

(24) 2. [Midwest Resort Properties, Inc.]

Forever, the following described land situate in the Twp. of Mancelona, County of Antrim, and State of Michigan, known and described as follows:

(20) The  $W\frac{1}{2}$  of the  $SE\frac{1}{4}$  of the  $SW\frac{1}{4}$  of Sec 26, T29N, R6W, excepting therefrom a pcl of land 430.0' in width across said above-described land, sd excepted parcel of land being more particularly described as follows: To find the pob of sd excepted pcl of land commence at the SW corner of sd sec, run thence S  $89^{\circ} 08' 11''$  E alg the S ln of sd sec 1319.67' to the W  $1/8$  ln of sd sec, thence N  $00^{\circ} 08' 09''$  W alg sd W  $1/8$  ln of sd sec 219.95' to the pob of this description, thence continuing N  $00^{\circ} 08' 09''$  W alg sd W  $1/8$  ln of sd sec a distance of 477.73', thence N  $64^{\circ} 02' 01''$  E 733.11', thence S  $00^{\circ} 08' 01''$  E 477.74', thence S  $64^{\circ} 02' 01''$  W 733.0' to the pob of sd excepted pcl of land.]

Also conveying to second party, its successors and assigns, the easement and right to construct and maintain a roadway on, over and across the W'ly 66' of sd above-described pcl of land, sd distance being measured at right angles to the W'ly ln of sd excepted pcl. of land.

Saving, excepting and reserving to first party, its successors and assigns, Forever, all nonmetallic minerals, coal, oil and gas (but not including sand, clay or gravel) lying and being on, within, or under the land herein conveyed, with full and free liberty and power to the said first party, and to its successors and assigns, lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time, and from time to time, to enter upon said land and take all usual, necessary or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, making merchantable, and taking away the said coal, oil and gas and other nonmetallic minerals and for storing, re-storing and protecting oil, gas and nonmetallic minerals in the subsurface strata underlying said land and taking and retaking the same, together with the right to lay pipelines on, over under or across sd premises from the wells, mines, or shafts sunk upon the same for the purpose of removing the oil, gas or other nonmetallic minerals from the premises or storing, re-storing and protecting oil, gas or other nonmetallic minerals in the subsurface strata underlying sd land and retaking the same; also, saving and reserving unto sd first party, the right of ingress and egress over and across the above-mentioned land, together with the right to sink shafts or drill for oil, gas or other nonmetallic minerals at any place upon sd property at any time hereafter.

NOTE #2

(By Sale No. Antrim #8; 189.453-4) Consumers Power Company granted a License for a Gas Pipeline and Access Roadway across the land on the caption of this tract as follows:

1. Consumers Power Company

12-16-92

License

2. Hunting Investment Corporation

Parcel #2: The North 10 feet of Tract A and a strip of land 10 feet in width, the center line of which is 60 feet Southeasterly of and parallel to the center line of Consumers Power Company's existing electric transmission tower line across Tracts B, C, D, E, F and G, and also the North 10 feet of Tract G. Along with temporary construction rights over a 10 foot wide strip of land on either side of the above-described parcel.

Tract C: A 430 foot wide parcel of land in Section 26, Township 29 North, Range 6 West, being more particularly described as follows: To find the place of beginning of said parcel of land, commence at the Southwest corner of said section; run thence South  $89^{\circ} 08' 11''$  East along the South line of said section, 1319.67 feet to the West  $1/8$  line of said section; thence North  $00^{\circ} 08' 09''$  West along said West  $1/8$  line of said section, 219.95

continued.

GENERAL ENGINEERING MAP REFERENCES

Line Map No. F-16878 Sheet 6 of 8  
 Plan & Profile No. Sheet of  
 Survey Map No. Sheet of

Sheets  
 Sheets  
 Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract
2. Opinions of Title
3. Title Search
4. Mortgage Release

WX-2

NOTE #2 cont. feet to the place of beginning of this description; thence continuing North  $00^{\circ} 08' 09''$  West along said West  $1/8$  line of said section a distance of 477.73 feet; thence North  $64^{\circ} 02' 01''$  East, 733.11 feet; thence South  $00^{\circ} 08' 01''$  East 477.74 feet; thence South  $64^{\circ} 02' 01''$  West, 733.0 feet to the place of beginning of said parcel of land.

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE.

NOTE #3: (By Sale No. Antrim #8.1) CPCo granted a License for Gas Pipelines and Access Roadway across the caption of this tract as follows:

1. Consumers Power Company  
8-4-94 License
2. Mercury Exploration Co., Inc.

CPCo does hereby grant to Licensee the LICENSE and PERMIT to use certain land situate in the Township of Mancelona, County of Antrim and State of Michigan, known and described as follows:

A 20 foot wide strip of land in part of the South  $1/2$  of the Northeast  $1/4$  of Section 33, T29N, R6W, lying 10 feet each side of and coincident to the following described center line: Commencing at the East  $1/4$  corner of said Section 33; thence N  $86^{\circ} 55' W$  639.6 feet along the East-West  $1/4$  line of said Section 33 to the point of beginning; thence N  $06^{\circ} 19' W$  73.0 feet; thence N  $13^{\circ} 06' W$  187.0 feet; thence N  $21^{\circ} 03' W$  109.6 feet; thence N  $21^{\circ} 58' W$  119.3 feet; thence S  $68^{\circ} 05' W$  99.6 feet; thence S  $66^{\circ} 26' W$  86.3 feet; thence S  $74^{\circ} 33' W$  49.8 feet; thence S  $83^{\circ} 26' W$  54.7 feet; thence N  $85^{\circ} 56' W$  231.3 feet; thence N  $74^{\circ} 48' W$  63.9 feet; thence N  $69^{\circ} 11' W$  126.3 feet; thence N  $66^{\circ} 30' W$  100.3 feet; thence N  $74^{\circ} 58' W$  261.9 feet; thence N  $60^{\circ} 12' W$  43.8 feet; thence N  $41^{\circ} 43' W$  25.7 feet; thence N  $26^{\circ} 03' W$  32.6 feet; thence N  $06^{\circ} 53' W$  280.6 feet; thence N  $01^{\circ} 26' E$  382.5 feet; thence N  $06^{\circ} 28' W$  62.2 feet; thence N  $24^{\circ} 14' W$  47.2 feet to the North  $1/8$  line of said Section 33 and the point of ending.

A 20 foot wide strip of land in part of the North  $1/2$  of Section 34, T29N, R6W, lying 10 feet each side of and coincident with the following described center lines: Commencing at the North  $1/4$  corner of Section 34; thence S  $03^{\circ} 04' 39'' W$  794.96 feet along the North-South  $1/4$  line of said section to the Northerly right-of-way of a Consumers Power Company fee strip; thence S  $78^{\circ} 13' 08'' W$  12.24 feet along said right-of-way to the point of beginning; thence S  $01^{\circ} 56' 40'' W$  50.35 feet; thence S  $10^{\circ} 40' 46'' W$  153.55 feet; thence S  $24^{\circ} 27' 53'' W$  172.58 feet to the Southerly right-of-way of a Consumers Power Company fee strip and the point of ending. Also: Commencing at the Northeast corner of Section 34; thence S  $02^{\circ} 55' 56'' W$  64.43 feet along the East line of said section to the northerly right-of-way of a Consumers Power Company fee strip; thence S  $78^{\circ} 14' 06'' W$  672.41 feet along said right-of-way to the point of beginning; thence S  $03^{\circ} 41' 01'' W$  156.41 feet; thence S  $28^{\circ} 59' 18'' W$  21.76 feet; thence S  $01^{\circ} 01' 37'' W$  166.90 feet to the southerly right-of-way of a Consumers Power Company fee strip and the point of ending.

A 20 foot wide strip of land in part of the South  $1/2$  of Section 26, and part of the Northwest  $1/4$  of Section 35, T29, R6W, lying 10 feet each side of and coincident to the following described center lines: Commencing at the Northwest corner of said Section 35; thence S  $89^{\circ} 08' E$  759.2 feet along the North line of said Section 35 to point of beginning "A", said point being the point of beginning of this description; thence S  $64^{\circ} 02' W$  84.2 feet; thence N  $89^{\circ} 08' W$  610.3 feet to the Northwesterly right-of-way of the Consumers Power Company fee strip and the point of ending. Also: Commencing at the Southwest corner of said Section 26; thence S  $89^{\circ} 08' E$  759.2 feet along the South line of said Section 26 to point of beginning "B", said point being the point of beginning of this description; thence N  $64^{\circ} 02' E$  5021.9 feet to the East line of said Section 26 and the point of ending.

A 20 foot wide strip of land in part of the Northeast  $1/4$  and part of the Southwest  $1/4$  of Section 25, T29N, R6W, lying 10 feet each side of and coincident to the following described center lines: Commencing at the West  $1/4$  corner of said Section 25; thence S  $89^{\circ} 33' E$  216.9 feet along the East-West  $1/4$  line of said Section 25; thence S  $64^{\circ} 02' W$  22.5 feet along the Northerly line of the Consumers Power Company right-of-way to

point of beginning "A" said point being the point of beginning of this description; thence S  $89^{\circ} 33' E$  647.1 feet to point of beginning "B"; thence continuing S  $89^{\circ} 33' E$  92.9 feet to the Southerly line of the Consumers

Power Company right-of-way and the point of ending.

Also: Beginning at said point of beginning "B"; thence S 64° 05' W 919.0 feet to point of beginning "C"; thence continuing S 64° 05' W 18.3 feet to the West line of said Section 25 and the point of ending.

Also: Beginning at said point of beginning "C"; thence S 00° 27' E 47.3 feet to the Southerly line of the Consumers Power Company right-of-way and the point of ending.

Also: Commencing at the Northeast corner of said Section 25; thence S 64° 02' W 1947.9 feet along the Northerly line of the Consumers Power Company right-of-way to the point of beginning; thence S 52° 23' E 94.1 feet; thence S 46° 13' E 119.0 feet; thence S 43° 52' E 99.8 feet; thence S 64° 52' E 50.2 feet to the Southerly line of the point of ending.

Also: Commencing at the Northeast corner of said Section 25; thence S 01° 02' W 295.2 feet along the East line of said section to the point of beginning; thence S 64° 02' W 1408.7 feet; thence S 55° 23' W 111.9 feet; thence S 44° 21' W 73.3 feet; thence S 20° 57' W 44.0 feet to the Southerly line of the Consumers Power Company right-of-way and the point of ending.

A 20 foot wide strip of land in part of the Northwest 1/4 of Section 30, T29N, R5W, lying 10 feet each side of and coincident to the following described centerline: Commencing at the Northwest corner of said Section; thence S 01° 02' W 295.2 feet along the West line of said section to the point of beginning; thence N 64° 03' E 205.2 feet; thence N 50° 12' E 315.2 feet to the North line of said section and the point of ending.

A 20 foot wide strip of land in part of Section 19, T29N, R5W, lying 10 feet each side of and coincident to the following described center lines: Commencing at the Southwest corner of said Section 19; thence S 89° 31' E 421.3 feet along the South line of said Section 19 to the point of beginning of this description; thence N 50° 12' E 462.0 feet to point of beginning "B"; thence N 51° 05' E 1303.02 feet to point of beginning "C"; thence N 50° 34' E 2301.9 feet to point of beginning "D"; thence N 50° 38' E 1881.4 feet to the East line of Section 19 and the point of ending.

Also: Beginning at said point of beginning "B"; thence N 51° 46' W 273.1 feet to the Northwesterly right-of-way of the Consumers Power Company fee strip and the point of ending.

Also: Beginning at said point of beginning "C"; thence N 87° 05' E 88.6 feet to the Southeasterly right-of-way of the Consumers Power Company fee strip and the point of ending.

Also: Beginning at said point of beginning "D"; thence S 49° 34' E 55.7 feet to the Southeasterly right-of-way of the Consumers Power Company fee strip and the point of ending.

Also: Commencing at the Northeast corner of said Section 19; thence S 01° 18' E 1429.3 feet along the East line of said Section 19 to the point of beginning; thence N 3° 08' W 250.5 feet to the Northwesterly right-of-way the Consumers Power Company fee strip and the point of ending.

A 20 foot wide strip of land in part of the Northwest 1/4 of Section 20, T29N, R5W, lying 10 feet each side of and coincident to the following described center lines: Commencing at the Northwest corner of said Section 20; thence S 01° 18' E 1464.3 feet along the West line of said section to point of beginning "A", said point being the point of beginning of this description; thence N 50° 37' E 2241.9 feet; thence S 89° 54' E 86.5 feet to the Southeasterly line of the Consumers Power Company fee strip and the point of ending.

Also: Commencing at said point of beginning "A"; thence N 50° 37' E 17.6 feet to point of beginning "B", said point being the point of beginning of this description; thence N 31° 08' W 27.8 feet to said West line of Section 20 and the point of ending.

Along with temporary construction rights over a 10-foot wide strip of land on either side of the above-described parcels.

The license hereby conveyed is for the sole and only purpose of construction, inspecting, repairing, replacing, removing, reconstruction, and maintaining over and across said land no more than three gas pipelines in each above-described 20-foot wide strip of land consisting of one existing 6-inch gas pipeline, and 2 additional gas pipelines one to be a maximum of 4 inches in diameter and the other to be a maximum of 6-inches in diameter. In addition, Licensee may construct two brine pipelines one to be a maximum of 2 inches in diameter and the other to be a maximum of 4-inches in diameter.

All pipelines shall run parallel to the center line of the 20-foot-wide strips of land. If any portion of the above-described parcels shall parallel Licensor's existing electric tower line, then no pipeline shall be closer than 60 feet to the center line of said existing electric tower line. Furthermore, all pipelines shall be buried at a minimum of 3 feet beneath the surface of the land, as measured from the surface of the land to the top of each pipeline. The access roadway may be located anywhere within the above-described parcels of land.

NOTE #3 cont.

It is understood that the license herein granted for use of the above-described premises is non-exclusive. Without limiting the foregoing, Licensor expressly retains the right to the use and possession of the premises for its purposes, including, without limitation, electric and gas transmission and distribution lines and all appurtenances used or usable in connection therewith, and the right to enter upon said premises at all times for the purpose of constructing, operating, maintaining and patrolling said lines and construction, maintenance, operations and patrols.

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE.