

13

TITLE DATA

CONSUMERS POWER COMPANY

TRACT 173-D5-5

Iosco Land Company

General Deed | 11-5-35 | 12-21-35 | 65 | 399

ACCOUNT NO.

MAP

James

WARRANTY DEED—SHORT FORM.

No. 1

PROPERTY, VALUE & TAXES—SEE FORM 109

This Indenture, Made this Twenty eighth (28th) day of December in the year of our Lord one thousand nine hundred and Ten

BETWEEN James P. Baird and Etta C. Baird his wife of the City of Ann Arbor County of Washtenaw State of Michigan United States of America

of the first part, and W. M. Eaton of the City of New York State of New York United States of America of the second part,

Witnesseth, that the said part. 1st. of the first part, for and in consideration of the sum of One Dollar and other valuable consideration dollars, to them in hand paid by the said part. 2^d. of the second part, the receipt whereof is hereby confessed and acknowledged, do. by these presents grant, bargain, sell, remise, release, alien and confirm unto the said part. 2^d. of the second part, and his heirs and assigns, FOREVER, all the surface of that certain piece. or parcel. of land situate and being in the Township of Arenac county of Arenac and state of Michigan, and described as follows, to-wit: The North East quarter (NE 1/4) of the South West quarter (SW 1/4) of Section number Twenty two (22) of Township Nineteen North Range Five (5) East containing Forty (40) acres according to the return of the Surveyor General. Excepting the railroad right of way now crossing said land and a strip of land Four (4) rods wide extending across said lands parallel to and adjoining the right of way of the Detroit and Mackinac Railroad on the East side thereof and excepting and reserving all mineral rock shale and all other materials below the surface of said land with all rights of ingress and egress to enter said lands and to enter in such manner as desired for mining said minerals rock and shale and to remove the same at any and all times and all flowage rights of any and all streams, creeks and water courses on said land with right to dam said streams and water courses at any and all places without being liable for any damage that may occur to said lands or the crops thereon buildings or any other thing growing or situated thereon by reason of said dam dams or flowage or by reason of excavating or otherwise in search for or the mining of said mineral rock shale as aforesaid.

90 days

40-YR. AFFL. RECORDED 1973

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and to Hold the said premises, as herein described, with the appurtenances, unto the said part. 2^d. of the second part, and to his heirs and assigns, FOREVER.

And the said James P. Baird and Etta C. Baird his wife part. 1st. of the first part, for them selves, their heirs, executors and administrators, do. covenant, grant, bargain and agree to and with the said part. 2^d. of the second part his heirs and assigns, that at the time of the ensembling and delivery of these presents they are well seized of the above-granted premises in fee simple; that they are free from all encumbrances whatever except the reservations limitations and exceptions aforesaid stated herein.

SEE NOTE #1 FOR PART SOLD TO O. C. SCHULTZ

MICHIGAN STATE | Arenac COUNTY | Arenac TOWNSHIP | 22 SECTION | T 19 N R 5 E TOWN RANGE

PLAT OR AREA

DATE	JOURNAL ENTRY	ITEMS OF COST	AMOUNT	TRANSFERS	BALANCE
Nov 1962	707	Original Cost (See IR-4, Vol. 1-B, Exhibit IX & Vol. 1-C, Schedule "B," Working Papers.) (Tract 173-D5)	\$ 10.00		\$ 10.00

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. 1196 Sheet 18 of 42 Sheets
 Plan & Profile No. _____ Sheet _____ of _____ Sheets
 Survey Map No. _____ Sheet _____ of _____ Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract _____
2. Opinions of Title _____
3. Title Search _____
4. Mortgage Release _____
5. Tree Vouchers _____
6. Other Documents _____

OTHER DATA AND NOTES

NOTE #1.

While Iosco Land Company held title to the land on the caption of this tract, said Land Company conveyed the following parcel of land.

1. Iosco Land Company
 5-22-20 6-1-20 53-258 WD X-5
 2. Otto C. Schultz and wife, Emma

Forever, all that certain piece or parcel of land, situate and being in the Township of Arenac, County of Arenac and State of Michigan, and described as follows, to-wit:

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22 of T 19 N, R 5 E, containing 40 acres according to the returns of the Surveyor General Excepting the railroad right-of-way, now crossing said land, and a strip of land 8 rods wide, extending across said land, parallel to and adjoining the right-of-way of the Detroit and Mackinac Railroad on the E side thereof & Excepting and reserving all mineral rock, shale & all other material below the surface of said land, with all rights of ingress & egress to enter sd lands & to enter in such manner as desired for mining sd minerals, rock and shale, and to remove the same at any and all times, and all flowage rights of any and all streams, creeks, and water courses, on said land, with right to dam said streams and water courses at any and all places, without being liable for an damage that may accrue to said lands or the crops, shrubbery, buildings or any other thing growing or situate thereon, by reason of said dam, dams or flowage or by reason of excavating or otherwise in search for or the mining of said mineral rock, shale as aforesaid.

Also granting to second parties, the survivor of them, their, his or her representatives and assigns, the right to drive across the 8 rod strip above described, at some convenient point to be selected by second parties, provided such use shall be at grantees' own risk and shall in no way interfere with the towers, wires or other property now or hereafter erected upon said strip by Consumers Power Compay or its successors or assigns.

The above conveyance reduces the land on the caption of this tract to a strip of land 4 rods wide which adjoins a strip of land 4 rods wide which adjoins the E'ly line of the Detroit and Mackinac Railway Right of Way, running across the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Sec. 22.

TITLE HISTORY

1. James P. Baikie and wife Etta C.
 12-28-10 1-10-11 45-294 WD
2. W. M. Eaton and wife, Una C.
 3-12-20 3-25-20 53-207 Cov't
3. Iosco Land Company
 11-5-35 12-21-35 65-399 General Deed
4. Consumers Power Company