

13

TITLE DATA

Au Sable Electric Company

NAME OF GRANTOR

General Deed 11-25-14 12-4-15 48 364

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

CONSUMERS POWER COMPANY

13-118

TRACT 135-D5-9\*

ACCOUNT NO.

MAP

WARRANTY DEED-STATUTORY-SHORT FORM.

No. 1100

6-10

# This Indenture,

Made this eighteenth day of September in the year of our Lord one thousand nine hundred and eleven BETWEEN James L. Reid and Caroline Reid, his wife, of Twining, Arenac County, Michigan.

of the first part, and Eastern Michigan Power Company, a corporation formed and existing under the laws of the State of Michigan, with its principal office in the City of Au Sable, Iosco County, Michigan.

Witnesseth, That the said James L. Reid and Caroline Reid,

parties of the first part, conveys and warrants to the said Eastern Michigan Power Company

party of the second part, all that certain piece or parcel of land situate and being in the Village of Twining

County of Arenac, State of Michigan, and described as follows, to wit:

The North seventy one and fifteen one hundredths (71.15) feet of the South one half (1/2) of Lot number five (5) of Block number two (2), Village of Twining, according to the plat thereof.

40 YR. AFFY. RECORDED 1975 # 21

for the sum of One Dollar and other valuable considerations lawful money of the United States of America, to them in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged.

SEE NOTE #3 FOR ESMT-SANITARY SEWER MAINS, FORCE MAIN, PUMPING STATION & DRIVEWAY.

SEE NOTE #4 FOR SALE OF PART OF ABOVE LAND TO Ken Card.

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

Signed, Sealed and Delivered in presence of

James L. Reid, Caroline Reid, Joseph Gibson, Michael K. Strander

SEE NOTE #1 FOR TAX INTEREST

SEE NOTE #2 FOR EASEMENTS PRIOR TO PURCHASE Released

MAPPED AND CHECKED

40 YR. AFFY. RECORDED 1954

MICHIGAN STATE COUNTY TOWNSHIP Village of Twining MUNICIPALITY SECTION TOWN RANGE Village of Twining PLAT OR AREA

DATE	JOURNAL ENTRY	ITEMS OF COST	AMOUNT	TRANSFERS	BALANCE
Nov 1962	707	Original Cost (See LR-4, Vol. 1-B, Exhibit IX & Vol. 1-C, Schedule "B," Working Papers.) (Tract 135-D5)	\$ 289.67		\$ 289.67

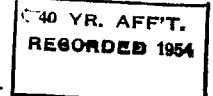
GENERAL ENGINEERING MAP REFERENCES

Line Map No. 1196 Sheet 16 of 42 Sheets  
 Plan & Profile No. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets  
 Survey Map No. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets

OTHER DATA AND NOTES

NOTE #1.

Consumers Power Company acquired a tax interest to part of the land described on the caption of this tract as follows:



- |                                      |          |          |        |              |
|--------------------------------------|----------|----------|--------|--------------|
| 1. Arthur L. Watkins and wife, Grace | 11-4-11  | 11-8-11  | 24-112 | QC Deed      |
| 2. Eastern Michigan Power Company    | 12-14-11 | 12-31-12 | 48-41  | General Deed |
| 3. Au Sable Electric Company         | 11-25-14 | 12-4-15  | 48-364 | General Deed |
| 4. Consumers Power Company           |          |          |        |              |

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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

All that certain piece or parcel of land situated and being in the village of Twining, County of Arenac, State of Michigan, and described as follows, to wit:

The N 1/2 of the S 1/2 of Lot number 5 of Block number 2, Village of Twining, according to the recorded plat thereof.

NOTE #2.

Eastern Michigan Power Company acquired the following Easements prior to the purchase of the land described on the caption of this tract.

*Released*

- (A) 1. James L. Reid and wife, Caroline  
 7-27-11 9-19-11 45-427 Easement  
 2. Eastern Michigan Power Company

Forever, the easement and right to maintain electric lines, consisting of wires and distributing appliances for the purpose of transmitting, distributing and commercially using electricity on, over and across the following described parcel of land in the village of Twining, County of Arenac, and State of Michigan, to-wit:

The N 1/2 of the S 1/2 of Lot #5 of Block #2 of the Village of Twining, according to the recorded plat, thereof.

The route to be taken by said line of wires across said land being more specifically described as follows:

In a N'yly and S'yly direction on, over and across said above described land.

*Released*

- (B) 1. James Barber and wife, Mary  
 10-2-08 1-12-11 45-297 Easement  
 2. Eastern Michigan Power Company

Forever, the easement and right to maintain electric lines, consisting of wires and distributing appliances for the purpose of transmitting, distributing and commercially using electricity on, over and across the following described parcel of land in the Village of Twining, County of Arenac and State of Michigan, to wit:

The N 1/2 of the S 1/2 of Lot #5 in block #2 in the village of Twining, according to the recorded plat, approved April 12, 1898.

TITLE HISTORY

1. James L. Reid and wife, Caroline  
 9-18-11 9-21-11 35-364 WD
2. Eastern Michigan Power Company  
 12-14-11 12-31-12 48-41 General Deed
3. Au Sable Electric Company  
 11-25-14 12-4-15 48-364 General Deed
4. Consumers Power Company

NOTE #3: (By Sale No Arenac Co. #4; 189.899-8) CPCo granted an esmt for sanitary sewer mains, force main, pumping Station & driveway across the ld on the caption of this tract and other lds, as follows:

1. Consumers Power Company Esmt  
8-1-88
2. Vlg of Twining, Sanitary Drain Drainage District

Forever, the esmt and right to construct, maintain and operate 3 sanitary sewer mains, 1 force main, a pumping station and driveway to sd pumping station on, over, alg and across pieces or pcls of ld situate in the Vlg of Twining, Co of Arenac and State of Mich., known & desc as follows, to wit:

PCL #3: The W'ly 10 ft of that part of Lot 5, Blk 2, of the recorded plat of the Vlg of Twining, located in the NW $\frac{1}{4}$  of Sec 30, T20N, R6E, Arenac Co, which lies N of the S ln of Schley St extended E.

The esmt hereby conveyed is for the sole and only purpose of locating, constructing and maintaining over and across sd ld 3 sanitary sewer mains, 1 force main, a pumping station and a driveway to sd pumping station. The route and course of the foregoing being desc as follows:

One 4-inch sanitary sewer main to be buried a minimum of 3-1/2 ft and running in a N'ly & S'ly direction across PCL #3.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

NOTE #4: (By Sale No. Arenac Co. #1; 189.653-9) CPCo conveyed a part of the ld on the caption of this tract, exc and reserving minerals without surface entry rights and esmt rights for tree clearing rights, as follows:

1. Consumers Power Company Partial Sale - QCD  
1-20-89
2. [Ken Card]

(24)

Forever, the following desc ld situate in the Vlg of Twining, Co of Arenac and State of Mich., known & desc as follows:

(20)

A pcl of ld in the NW $\frac{1}{4}$  of Sec 30, T20N, R6E, being more particularly desc as follows: All that part of Lots 5, 7, 8 & 9, Blk 2, Vlg of Twining, according to the recorded plat thereof, which lie SE'ly of the following desc ln: To find the POB of sd ln, comm at the SE cor of Lot 9; run th W'ly alg the S'ly ln of Lots 9, 8 & 7, 330 ft to the POB of sd ln; run th NE'ly to the POE of sd ln on the E'ly ln of Lot 5, sd POE of sd ln being 50 ft distant N of the SE cor of sd Lot 5; exc therefrom the E 100 ft of sd Lot 9.

Exc and reserving to 1st party, its successors and assigns, the right to cut, trim, remove, destroy or otherwise control all danger trees standing on that portion of sd above desc ld which lies within 105 ft distance SE'ly of the cen ln of 1st party's existing 138kV wood pole ln lying SW'ly of sd above desc ld and also the right to re-enter upon sd portion of sd above desc ld desc in this paragraph from time to time to keep sd portion of sd above-desc ld desc in this paragraph clear of danger trees. DX

Also saving, exc and reserving to 1st party, its successors and assigns, forever, all nonmetallic minerals, coal, oil and gas (but not including sand, clay or gravel), but without right of surface entry. WX

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.