

TITLE DATA

CONSUMERS POWER COMPANY

Hugh Clark Geiger and Joyce A. Geiger, his wife | 13

TRACT 528-D5-13

Warranty Deed | 4-18-1960 | 8-8-1960 | 119 | 269 |
 KIND OF INSTRUMENT | DATE OF INST. | DATE OF RECORD | LIBER | PAGE

ACCOUNT NO. _____

MAP 13

Karn - Loud Regulator Site

in 483/2

#2778 Parcel No. 188

THIS INDENTURE, Made this eighteenth day of April in the year of our Lord one thousand nine hundred and sixty Between Hugh Clark Geiger and Joyce A. Geiger, his wife and in her own right of the first part, and Consumers Power Company, a Maine corporation authorized to do business in Michigan, with its principal office therein at 212 West Michigan Avenue, Jackson, Michigan of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, to them in hand paid by the said party 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 party of the second part, and its successors and assigns, Forever, all that certain piece or parcel of land situate and being in the Township of Turner, County of Arenac and State of Michigan, and described as follows, to-wit:

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A parcel of land in the Northwest one-quarter (NW 1/4) of Section thirty (30), Township twenty (20) North, Range six (6) East, described as beginning at a point on the West line of the East one-half (E 1/2) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said section at a point six hundred twenty-eight and eight-tenths (628.8) feet distant South of the North line of said section, said distance being measured along the said West line of the East one-half (E 1/2) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4), said point of beginning also being twenty-five (25) feet distant South of the center line of a bridge across a drain which intersects the said West line of the East one-half (E 1/2) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4); running thence Easterly six hundred twenty-four and thirty-seven hundredths (624.37) feet to a point on the West, North and South one-eighth (1/8) line of said section at a point six hundred twenty-eight and eight-tenths (628.8) feet distant South of the North line of said section, said distance being measured along the said West, North and South one-eighth (1/8) line of said section, continuing thence Easterly along the same course as last described one hundred nine and eighteen hundredths (109.18) feet to a point on the Easterly line of said first party's land as fenced, said point being four hundred sixty-eight and ninety-two hundredths (468.92) feet distant Southerly, said distance being measured along said Easterly fence line from a point which is one hundred sixty (160) feet distant South of the North line of said section and one hundred twenty (120) feet distant East of the West, North and South one-eighth (1/8) line of said section, thence Northerly along the Easterly line of said first party's land as fenced four hundred sixty-eight and ninety-two hundredths (468.92) feet to said point which is one hundred sixty (160) feet distant South of the North line of said section and one hundred twenty (120) feet distant East of the West, North and South one-eighth (1/8) line of said section, thence West parallel with and one hundred sixty (160) feet distant South of the North line of said section one hundred twenty (120) feet to the West, North and South one-eighth (1/8) line of said section, thence North along the West, North and South one-eighth (1/8) line of said section one hundred sixty (160) feet to the North line of said section, thence Westerly along the North line of said section eighty-five and seventy-five hundredths (85.75) feet to the East line of land now or formerly owned by Nina Johnston, thence Southerly along the East line of said land now or formerly owned by Nina Johnston and at right angles to the North line of said section one hundred (100) feet, thence Westerly along the South line of said land now or formerly owned by

30 VL. APP. RECORDED 1963 #2778

SEE FOLLOWING SHEET FOR ESMT PRIOR TO PURCHASE

SEE NOTE #1 FOR EASEMENT RIGHTS.

Cont: TO PAGE 2 FOR REG. DESCRIPTION

		MICHIGAN	Arenac	Turner
		STATE	COUNTY	TOWNSHIP
			30	T 20 N R 6 E
		MUNICIPALITY	SECTION	TOWN RANGE
PLAT OR AREA				
BALANCE			4,519 02	
			4,804 34	
TRANSFERS				
AMOUNT			4,519 02	
			285 32	
ITEMS OF COST		Original Cost (See Vol. LR4, Exh. 5a-1, Working Papers)		
		Original Cost (trf'd from Tract 118-D29)		
JOURNAL ENTRY	581			
JOURNAL ENTRY	521			
DATE	Dec. 1961			
DATE	Aug 1966			

GENERAL ENGINEERING MAP REFERENCES

Line Map No. D-16403 Sheet 7 of 9 Sheets
 Plan & Profile No. _____ Sheet _____ of _____ Sheets
 Survey Map No. _____ Sheet _____ of _____ Sheets

NOTE #1: (By Sale No Arenac Co #4; 189.899-8) CPCo granted an esmt for sanitary sewer mains, force main, pumping station and driveway across the ld on the caption of this tract and other lds as follows:

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

Forever, the esmt and right to construct, amintain 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, State of Mich., known & desc as follows:

PCL #1: The E 13.3 ft of the W 33.3 ft of a pcl of ld in the NW $\frac{1}{4}$ of Sec 30, T20N, R6E, desc as follows: To find the POB, comm at a pt on the W ln of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of sd sec at a pt 628.8 ft distant S of the N ln of sd sec, sd distance being measured alg the sd W ln of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; run th E'ly 733.55 ft to a pt on the E'ly ln of sd ld as fenced, sd pt being 468.92 ft distant S'ly, sd distance being measured alg sd E'ly fence ln from a pt which is 160 ft distant S of the N ln of sd sec and 120 ft distant E of the W 1/8 ln of sd sec; th N'ly alg the E'ly ln of sd ld as fenced 468.92 ft to sd pt which is 160 ft distant S of the N ln of sd sec and 120 ft distant E of the W 1/8 ln of sd sec; th W parallel with and 160 ft distant S of the N ln of sd sec 120 ft to the W 1/8 ln of sd sec; th N alg the W 1/8 ln of sd sec 160 ft to the N ln of sd sec; th W'ly alg the N ln of sd sec 85.75 ft to the E ln of ld now or formerly owned by Nina Johnston; th S'ly alg the E ln of sd ld now or formerly owned by Nina Johnston and at right angles to the N ln of sd sec 100 ft; th W'ly alg the S ln of sd ld nor or formerly owned by Nina Johnston, parallël with and 100 ft distant S of the N ln of sd sec 225 ft to the E ln of ld now or formerly owned by Ernest & Carrie Streeter; th S'ly alg the E ln of ld now or formerly owned by Ernest & Carrie Streeter 23 ft; th SW'ly alg the S'ly ln of ld now or formerly owned by Ernest & Carrie Streeter 293.5 ft to a pt on the W'ly ln of sd ld now or formerly owned by Ernest & Carrie Streeter; th SW'ly alg the sd S'ly ln of ld now or formerly owned by Ernest & Carrie Streeter as extended SW'ly to a pt on the W ln of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of sd sec; th S alg the sd W ln of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of sd sec to the POB.

PCL #2: The E 23.3 ft of the W 53.3 ft of the N 40 ft of the S 170 ft of a pcl of ld in the NW $\frac{1}{4}$ of Sec 30, T20N, R6E, desc as follows: To find the POB, comm at a pt on the W ln of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of sd sec at a pt 628.8 ft distant S of the N ln of sd sec, sd distance being measured alg the sd W ln of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$; run th E'ly 733.55 ft to a pt on the E'ly ln of sd ld as fenced, sd pt being 468.92 ft distant S'ly, sd distance being measured alg sd E'ly fence ln from a pt which is 160 ft distant S of the N ln of sd sec and 120 ft distant E of the W 1/8 ln of sd sec; th N'ly alg the E'ly ln of sd ld as fenced 468.92 ft to sd pt which is 160 ft distant S of the N ln of sd sec and 120 ft distant E of the W 1/8 ln of sd sec; th W parallel with and 160 ft distant S of the N ln of sd sec 120 ft to the W 1/8 ln of sd sec; th N alg the W 1/8 ln of sd sec 160 ft to the N ln of sd sec; th W'ly alg the N ln of sd sec 85.75 ft to the E ln of ld now or formerly owned by Nina Johnston; th S'ly alg the E ln of sd ld now or formerly owned by Nina Johnston and at right angles to the N ln of sd sec 100 ft; th W'ly alg the S ln of sd ld now or formerly owned by Nina Johnston, parallel with and 100 ft distant S of the N ln of sd sec 225 ft to the E ln of ld now or formerly owned by Ernest & Carrie Streeter; th S'ly alg the E ln of ld now or formerly owned by Ernest & Carrie Streeter 23 ft; th SW'ly alg the S'ly ln of ld now or formerly owned by Ernest & Carrie Streeter 293.5 ft to a pt on the W'ly ln of sd ld now or formerly owned by Ernest & Carrie Streeter; th SW'ly alg the sd S'ly ln of ld now or formerly owned by Ernest & Carrie Streeter as extended SW'ly, to a pt on the W ln of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of sd sec; th S alg the sd W ln of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of sd sec to the POB.

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

One 4-inch sanitary sewer main to be buried a minimum of 5 ft & running in a N'ly & S'ly direction within that part of Pcls 1 & 2, lying S'ly of sd pumping station.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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

First party, their heirs or assigns, may continue to use said land for general farming purposes so long as said use shall not be inconsistent with the use of said land by second party, its successors or assigns. The use of said land by first party shall be at their sole risk and expense and shall continue only until such time as second party, its successors or assigns shall desire to take exclusive possession.

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Nina Johnston, parallel with and one hundred (100) feet distant South of the North line of said section two hundred twenty-five (225) feet to the East line of land now or formerly owned by Ernest and Carrie Streeter, thence Southerly along the East line of land now or formerly owned by the said Streeters twenty-three (23) feet, thence Southwesterly along the Southerly line of land now or formerly owned by the said Streeters two hundred ninety-three and five tenths (293.5) feet to a point on the Westerly line of said land now or formerly owned by the said Streeters, thence Southwesterly along the said Southerly line of land now or formerly owned by the said Streeters as extended Southwesterly, to a point on the West line of the East one-half (E 1/2) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said section, thence South along the said West line of the East one-half (E 1/2) of the Northwest one-quarter (NW 1/4) of the Northwest one-quarter (NW 1/4) of said section to the place of beginning.

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 party of the second part and to its successors and assigns, Forever. And the said Hugh Clark Geiger and Joyce A. Geiger, his wife and in her own right

parties of the first part, for themselves, their heirs, executors and administrators, do 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 ensembling and delivery of these presents they are well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever and that they will, and their heirs, executors and administrators shall Warrant and Defend the same against all lawful claims whatsoever.

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

Burton A. Holcomb

Hugh Clark Geiger

Ruby H. Beebe

Joyce A. Geiger

STATE OF MICHIGAN)
) SS.
County of Arenac)



On this 18th day of April 1960 before me a Notary Public of Hillsdale County, Michigan, personally appeared Hugh Clark Geiger and Joyce A. Geiger to me known to be the same persons described in and who executed the within instrument, who severally acknowledged the same to be their free act and deed.



Burton A. Holcomb
Notary Public, Hillsdale County, Michigan
My Commission Expires January 11, 1964

NOTE #1: (Contd)

One 4-inch sanitary sewer main to be buried a minimum of 5 ft and running in an E'ly & W'ly direction across Pcl 1 & 2, approx 20 ft N of the S ln of Pcl 2.

One 3-inch force main to be buried a minimum of 5 ft and running in a N'ly & S'ly direction within that part of Pcls 1 & 2, lying N'ly of sd pumping station

One pumping station & appurtenances thereto to be located within Pcl #2.

One gravel driveway 12 ft x 20 ft and running in an E'ly & W'ly direction within Pcls 1 & 2, North of sd pumping station,

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.