

TITLE DATA

G. Leonard Cnudde & wf., Josephine

NAME OF GRANTOR

Warranty Deed 8-24-73 9-11-73 1718 310

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

ACCOUNT NO.

W.O. 5614

RECORDED IN DEEDS

File #3662 LIBER 718 PAGE 310

Recorded at... o'clock... of Deeds, Page... Register of Deeds.

WARRANTY DEED GARY ROAD-QUANICASSE

This Indenture, made August 24, 1973 BETWEEN

G. LEONARD CNUDDE and JOSEPHINE CNUDDE, his wife, of 171 North Farley Road, Bay City, Michigan 48706, party of the first part, and CONSUMERS POWER COMPANY, a Michigan corporation, 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 Fifteen Thousand Three Hundred Seventy-five and no/100 Dollars (\$15,375.00) to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, 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 Portsmouth, County of Bay and State of Michigan, and described as follows, to-wit:

The North 280 feet of the N 1/2 of the NE 1/4 of the SE 1/4 of Section 33, T14N, R6E.

Excepting and reserving to first party, his heirs or assigns, the right to maintain the now existing farm drain tile across said parcel of land and to place and maintain in the future, farm drain tile across said parcel of land in such locations as may be necessary; said future locations and tiling, however, shall be placed so they will not interfere with the use of the land herein conveyed for electric transmission, distribution and/or communication or other public utility purposes. The placing and maintaining of said farm drain tile shall be at the sole expense and risk of first party, his heirs and assigns, except that second party shall be responsible for any damage to said existing or future farm drain tile resulting from its negligence.

No. 1963 I hereby certify that I have examined the records and files in my office and from such examination it appears that the Taxes have all been paid for five years preceding the 24th day of August 1973. This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officials.

STATE OF MICHIGAN REAL ESTATE Dept. of Taxation SEP 11 1973 P.B. 10551

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 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 incumbrances 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 Robert L. Nixon, Josephine Cnudde, Robert P. Nixon

STATE OF MICHIGAN, ss. COUNTY OF Bay

The foregoing instrument was acknowledged before me this 24th day of August, 1973, by G. Leonard Cnudde and Josephine Cnudde.

My commission expires November 3, 1976 Robert L. Nixon Notary Public, Saginaw County, Michigan.

MICHIGAN STATE COUNTY Bay Portsmouth TOWNSHIP T14N R6E MUNICIPALITY SECTION 33 TOWN RANGE PLAT OR AREA 8.50

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. The table is mostly empty with grid lines.

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MAPS AND CHECKS

GENERAL ENGINEERING MAP REFERENCES

Line Map No. E-17721 Sheet 8 of 8 Sheets
Plan & Profile No. _____ Sheet _____ of _____ Sheets
Survey Map No. SF 17721 Sheet 35 of Sheet

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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

