

TITLE DATA

Ralph L. Walker & wf

TRACT 1-82-7

Warranty Deed 7/7/69 18/5/69 214 152

ACCOUNT NO. W.D.# 6498

MAP 4

1/4 MILES RD. SUBSTATION & LINE RIGHTS 3.65

Recorded August 5th 1969 at 10:10 o'clock A.M. Liber 214 of Deeds Page 152

WARRANTY DEED

This Indenture, made July 7 1969 BETWEEN RALPH L. WALKER and SOPHIA WALKER, his wife, of Route 3, East Jordan, Michigan, 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 Three Thousand and no/100

Dollars (\$3,000.00) 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 South Arm County of Charlevoix and State of Michigan, and described as follows, to-wit:

A parcel of land in the SW 1/4 of Section 29, T32N, R7W, described as follows: Beginning at the Southwest corner of said section and running thence North along the West line of said section 788.25 feet to a point which is 528 feet distant South of the South 1/8 line of said section as measured along the said West line of said section; thence N 89° 30' 19" E, parallel with said South 1/8 line of said section 442.1 feet; thence South 788.15 feet to the South line of said section; thence S 89° 29' 30" W, along said South line of said section 442.1 feet to the place of beginning.

Excepting and reserving to first party the right to use and maintain the existing road on said premises for the purpose of the removal of gravel and clay from the same, provided, however, that said road use and said removal of gravel and clay is continued only for a period of 5 years from and after the date hereof, and further provided, however, that no gravel and clay are removed below the existing level of the surrounding land. It is understood and agreed by the parties hereto that said gravel and clay are to be removed in such manner that there will be no interference with second party's electric substation and facilities which are to be located on said land, and that said gravel and clay can be removed only from that portion of said above-described land which is not to be occupied by second party's electric substation and facilities.

STATE OF MICHIGAN, County of Charlevoix, ss, Charlevoix Aug 5 1969 I hereby certify, that there are no tax liens or titles held by the State or by individuals on the land herein described in the within instrument and that all taxes due thereon have been paid for the five years preceding the date of said instrument as appears by the records in my office. This does not cover taxes in process of collection by Township, Cities or Villages.

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

Sharon Walker Sharon Walker Donald A. Sny Donald A. Sny

Ralph L. Walker Ralph L. Walker Sophia Walker Sophia Walker

STATE OF MICHIGAN,)) ss. County of Charlevoix) On July 7, 1969 before me, a Notary Public of Jackson County, Michigan, acting in Charlevoix County, personally appeared Ralph L. Walker and Sophia Walker

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.

My commission expires November 14, 1970. Donald A. Sny Notary Public, Jackson County, Michigan.

MICHIGAN Charlevoix South Arm STATE COUNTY TOWNSHIP 29 32N 7W MUNICIPALITY SECTION TOWN RANGE PLAT OR AREA 8.00A

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes entries for Original Cost - LR5, Exh 82a on Dec 1970.

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. _____	Sheet _____	of _____	Sheets
Plan & Profile No. _____	Sheet _____	of _____	Sheets
Survey Map No. <u>SF 17271</u>	Sheet <u>1</u>	of _____	Sheets