

TITLE DATA

Gerald D. Hofbauer & wf.

Warranty Deed, 2-28-74, 4-8-74, 251, 463

ACCOUNT NO. 5544

EMMET TO RIGGSVILLE - MCGULPIN

LIBER 251 PAGE 463

RECORDED IN DEEDS

File #3698

Recorded April 8, 1974 at 2:20 o'clock P.M. Liber 251 of Deeds, Page 463. Frank J. Baker, Register of Deeds.

WARRANTY DEED

This Indenture, made BETWEEN

February 28, 1974

GERALD D. HOFBAUER and IMELDA HOFBAUER, his wife, of PO Box 187, West Conway Road, Conway, Michigan 49722, 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 One Thousand and no/100

Dollars (\$1,000.00) 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 Little Traverse, County of Emmet and State of Michigan, and described as follows, to-wit:

A strip of land 130 feet wide across a part of the NE 1/4 of the SE 1/4 of Section 14, T35N, R5W, described as follows: To find the place of beginning of this description commence at the E 1/4 corner of said section; run thence N 89° 51' 00" W along the East and West 1/4 line of said section, 1197.44 feet; thence S 00° 08' 00" W parallel with the East 1/8 line of said section, 999.25 feet to the place of beginning of this description; thence continuing S 00° 08' 00" W parallel with the East 1/8 line of said section, 332.97 feet to the South 1/8 line of said section; thence S 89° 45' 00" W along the said South 1/8 line of said section, 130.00 feet to the East 1/8 line of said section; thence N 00° 08' 00" E along the said East 1/8 line of said section, 332.97 feet; thence N 89° 45' 00" E parallel with the said South 1/8 line of said section, 130.00 feet to the place of beginning.

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX Dept. of Taxation APR-8-74 0110

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

Linda Hofbauer, Linda Hofbauer, Martin T. Patterson

Gerald D. Hofbauer, Imelda Hofbauer

OFFICE OF Treasurer of Emmet County, Emmet, Michigan APR 8 - 1974. I hereby certify that I have reviewed the records in my office and it appears that the taxes on the above described premises have been paid for the past 10 years and that there are no tax liens against the State or any individual for the past five years. Prior to date of this certificate.

STATE OF MICHIGAN

County of Emmet

The foregoing instrument was acknowledged before me this 28th day of February, 1974, by Gerald D. Hofbauer and Imelda Hofbauer.

My commission expires 5-19-75, 19

Martin T. Patterson, Notary Public, Kent County, Michigan.

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Rows for MUNICIPALITY (Emmet), SECTION (14), TOWN (35 N), RANGE (R 5 W).

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MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. _____ Sheet _____ of _____
Plan & Profile No. _____ Sheet _____ of _____
Survey Map No. SF 17781 Sheet 1 of _____

Sheet
Sheet
Sheet

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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