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TITLE DATA

Stuart S. Nalson & wf.

TRACT 445-D85-8

Warranty Deed 3-2-74 4-8-74 251 456

ACCOUNT NO. \_\_\_\_\_

5544

MAP 6-56

EMMET TO RIGGSVILLE - MCGULPIN

RECORDED IN DEEDS

File #3698

Recorded April 8, 1974 at 1:50 P.M. Lib. P.S. of Deeds, Page 456 Frank J. Baker Register of Deeds

LIBER 251 456



WARRANTY DEED

This Indenture, made March 2, 1974

BETWEEN

STUART S. NALSON and MARTHA M. NALSON, his wife, of 24021 Majestic, Royal Oak, Michigan 48067, party of the first part. 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 Five Hundred and no/100

Dollars (\$3,500.00) 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 in 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 to the place of beginning of this description; running thence S 00° 08' 00" W parallel with the East 1/8 line of said section, 241.05 feet; thence S 89° 45' 00" W parallel with the 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, 241.96 feet to the East and West 1/4 line of said section; thence S 89° 51' 00" E along the said East and West 1/4 line of said section, 130.00 feet to the place of beginning, subject to existing 50-foot wide road rights along the North line of said above-described land.

EMMET COUNTY STATE OF MICHIGAN REAL ESTATE TRANSFER TAX Dept. of Taxation APR-874 03.65 P.B. 10621

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

James A. Gay Martin T. Patterson

Stuart S. Nalson Martha M. Nalson

OFFICE OF Treasurer of Emmet County Petoskey, Mich. APR 8 - 1974

I hereby certify that I have examined the records in my office and it appears that the taxes on the within described land were paid for the past five years and that there are no liens or claims against the State or any individual for the past five years.

STATE OF MICHIGAN

County of Oakland

The foregoing instrument was acknowledged before me this 2nd day of March, 1974, by Stuart S. Nalson and Martha M. Nalson,

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 MICHIGAN STATE, EMMET COUNTY, Little Traverse TOWNSHIP, 14 SECTION, T 35 N R 5 W, MUNICIPALITY, 0.72 PLAT OR AREA.

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MAILED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No.	Sheet	of	Sheet
Plan & Profile No.	Sheet	of	Sheet
Survey Map No. <u>SE 17781</u>	Sheet	of	Sheet

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract YES
2. Opinions of Title YES
3. Title Search \_\_\_\_\_
4. Full Text Release \_\_\_\_\_
5. Other Documents \_\_\_\_\_
6. Other Comments \_\_\_\_\_