

13 13A

TITLE DATA

CONSUMERS POWER COMPANY

H 19-43 1-E48-1
TRACT 1-E48-1*

Carl G. Pierce, a single man, et al.

Warranty Deed 10-7-55 11-3-55 149 60
KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

ACCOUNT NO. 100.110-340.000

MAP

McGulpin Point

INDENTURE, Made this 7th day of October, 1955, Between CARL G. PIERCE, a single man, CHARLES J. MCKINNON and IDA MCKINNON, also known as IDA L. MCKINNON, his wife, parties of the first part, and CONSUMERS POWER COMPANY, a corporation duly authorized to do business in Michigan, with its principal office therein at 212 West Michigan Avenue, Jackson, Michigan, party 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, its successors and assigns, Forever, all that certain piece or parcel of land situate and being in the Township of Wawatam, County of Emmet and State of Michigan, known and described as follows, to wit:

Part of the Southwest one-quarter (SW¹/₄) of Section eleven (11), Township thirty-nine (39) North, Range four (4) West, and a part of McGulpin's Private Claim #335 of Township thirty-nine (39) North, Range four (4) West, to find the place of beginning of which commence at the Southwest corner of Section eleven (11), thence North along the West line of said section on a course North zero degrees thirty-two minutes forty-four seconds East (N 0° 32' 44" E) seven hundred thirty-six and seventy-nine hundredths (736.79) feet to the place of beginning, running thence North along the West line of said section North zero degrees thirty-two minutes forty-four seconds East (N 0° 32' 44" E) four hundred fifty-one and seventeen hundredths (451.17) feet to the intersection of the West line of McGulpin's Private Claim #335, running thence North five degrees fifteen minutes sixteen seconds West (N 5° 15' 16" W) along the West line of said McGulpin's Private Claim #335 a distance of one hundred forty-seven and eighty-nine hundredths (147.89) feet, thence North eighty-four degrees two minutes twenty-one seconds East (N 84° 02' 21" E) six hundred seventy-five and six hundredths (675.06) feet, thence South zero degrees thirty-two minutes forty-four seconds West (S 0° 32' 44" W) six hundred (600) feet, thence South eighty-four degrees two minutes twenty-one seconds West (S 84° 02' 21" W) six hundred sixty (660) feet 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 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 sealing 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.

SEE NOTE #1 FOR LICENSE FOR UNDERGROUND TELEPHONE CABLE

40 YR. AFFT.
RECORDED 1990
Jan 2

MICHIGAN STATE Emmet COUNTY Wawatam TOWNSHIP
City of Mackinaw City 11 T39N R1W
MUNICIPALITY SECTION TOWN RANGE
MC GULPIN'S PRIVATE CLAIM NO. 335
PLAT OR AREA

DATE	JOURNAL ENTRY	ITEMS OF COST	AMOUNT	TRANSFERS	BALANCE
Dec. 1956	581	Original Cost (See Vol 145, Exh. 48a, Working Papers)	\$ 6,271.46		\$ 6,271.46

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MAPPED AND CHECKED

OTHER DATA AND NOTES

NOTE #1 (By Sale No. 189.488-0; T75-300) Consumers Power Co. granted an Underground Telephone Cable License across the land on the caption of this tract, as follows:

GENERAL ENGINEERING MAP REFERENCES			
Line Map No. _____	Sheet	of	Sheets
Plan & Profile No. _____	Sheet	of	Sheets
Survey Map No. <u>S.E. 16006</u>	Sheet	of	Sheets

1. Consumers Power Co.
1-26-76 License X-1
1*
2. Michigan Bell Telephone Co.

Caption tract is Parcel 1:
The license hereby granted is for the sole & only purpose of locating & establishing upon, over, under & across sd above-desc premises, an underground telephone cable on a route desc as follows:

The ctr line of sd underground telephone cable is to be located:

Parcel 1

In a N'ly & S'ly direc upon, over, under & across sd ld above desc as Pcl 1, 45 ft distant E of, meas at right angles to and para with the W line of Sec. 11, T39N, R4W.
FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE:

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract Yes
2. Opinions of Title Yes
3. Title Search _____
4. Mortgage Release _____

NOTE #2: (By Sale No. Emmet #7; 189.713-1) Consumers Power Company granted an Easement for Fiber Optic Cable across the land on the caption of this tract as follows:

1. Consumers Power Company
7-1-91 Esmt for Fiber Optic Cable
2. Michigan Bell Telephone Co.

Forever the easement and right to construct, maintain, repair, replace, and remove an underground fiber optic cable, with one manhole and one 4 foot by 4 foot by 4 foot concrete handhole, upon, under, and across land in the Township of Wawatam, County of Emmet, and State of Michigan, described in Exhibit A as follows:

Parcel 4: A strip of land 10 feet in width across the following described Parcels A & B, the Southerly line of which is 100 feet South of and parallel to the South 1/8 line of Sections 10 and 11, T39N, R4W:

Parcel A

Part of the southwest 1/4 of Section 11, T39N, R4W, and a part of McGuipin's Private Claim #335 of T39N, R4W, to find the place of beginning of which commence at the Southwest corner of Section 11 and run thence North along the West line of said section on a course North 0° 32' 44" East, 736.79 feet to the place of beginning; thence North along the West line of said section North 0° 32' 44" East, 451.17 feet to the intersection of the West line of McGulpin's Private Claim #335; thence North 5° 15' 16" West along the West line of said McGuipin's Private Claim #335 a distance of 147.89 feet; thence North 84° 02' 21" East, 675.06 feet; thence South 0° 32' 44" West, 600 feet; thence South 84° 02' 21" West, 680 feet to the place of beginning.

Parcel B

A parcel of land in Section 11, T39N, R4W, described as beginning at the South 1/4 post of said section and running thence south 89° 54'

TITLE HISTORY

1. Carl G. Pierce, a single man, et al.
10-7-55 11-3-55 149-60 W.D.
2. Consumers Power Company

NOTE #2 (cont.)

21" West along the South line of said section 210.02 feet, the South line of said section being assumed as South 89° 54' 21" West; thence North 1° 4' 39" West, 244.1 feet; thence North 57° 20' 39" West, 1124.22 feet; thence South 34° 2' 21" West, 787.11 feet to the Southeast corner of land heretofore conveyed to Consumers Power Company by a certain warranty deed dated October 7, 1955 and recorded on November 3, 1955 in Liber 149 of Deeds on page 30 of Emmet county records; thence North 0° 32' 44" East along the Easterly line of said land heretofore conveyed to Consumers Power Company 500 feet to the Northeast corner of said land heretofore conveyed to Consumers Power Company; thence North 84° 2' 21" East, 295.32 feet; thence South 53° 5' 20" East, 2778.94 feet to the South line of said section; thence South 89° 54' 21" East along the South line of said section, 370.02 feet to the place of beginning.

Figure 5: The Northeasterly 10 feet of all that part of Parcel B described above lying Southely of a line that is 100 feet South of and parallel to the South 1/8 line of Section 11, T39N, R4W.

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE.