

13

TITLE DATA
Carl G. Pierce, single man, et al

CONSUMERS POWER COMPANY

TRACT 392.2-085-6

Warranty Deed 17-24-65 4-20-66 207 186
KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

ACCOUNT NO.

MAP 19-43 & 19-44

McGULPIN SUBSTATION SITE

787
RAB

LIBER 207 PAGE 186
WARRANTY DEED

MICHIGAN	Emmet	Wawatam
STATE	COUNTY	TOWNSHIP
	11	T 39 N R 4 W
MUNICIPALITY	SECTION	TOWN RANGE

PLAT OR AREA

THIS INDENTURE, Made this 24th day of July, 1965, Between CARL G. PIERCE, a single man, of 300 Sinclair, West, Mackinaw City, Michigan; CHARLES J. MCKINNON and IDA I. MCKINNON, his wife, of 300 Sinclair, West, Mackinaw City, Michigan; LEO J. VACHOW, d/b/a LeJean's Land Company, of 300 Sinclair, West, Mackinaw City, Michigan, and JEAN A. VACHOW, his wife, of 300 Sinclair, West, Mackinaw City, Michigan, parties of the first part, and CONSUMERS POWER COMPANY, a corporation, duly authorized to do business in Michigan, and having its principal office therein at 212 West Michigan Avenue, Jackson, Michigan, party of the second part,

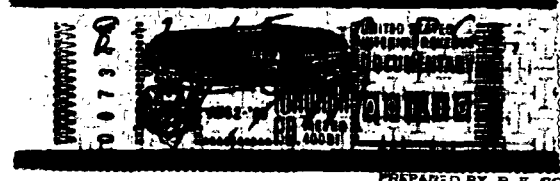
WITNESSETH:

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 and 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, more particularly described as follows, to-wit:

APR 19 1966
Treasurer of Emmet County
I hereby certify that I have examined the records in my office and it appears that the tax on the above described lands have been paid for the past five years and that there are no tax liens or delinquencies by the State or any individual for the past five years.
County Treasurer

Beginning 99 rods West of the Northeast corner of Section 14, T39N, R4W; thence West on the section line 221 rods to the Southwest corner of Section 11, T39N, R4W; thence North along the West line of said Section 11, 80 rods and 21 links; thence N 86° 24' E, 21 rods and 11 links; thence N 04° 30' E, 19 rods and 21 links; thence S 82° 15' E, 452 feet; thence S 60° 33' E, 3033 feet to the place of beginning, excepting therefrom all those portions of the above-described lands conveyed to Consumers Power Company by Warranty Deed dated October 7, 1955, recorded in Liber 149 at page 60 in the office of the Register of Deeds of Emmet County, Michigan, and by Warranty Deed dated January 3, 1964, recorded in Liber 198 at page 801 in said Register of Deeds office; also excepting a parcel of land described as beginning at the Southwest corner of said Section 11; thence N 89° 54' 21" E, 2446.18 feet along the South line of said Section 11 and said line extended to the SW'ly corner of the lands in said Section 11 conveyed to Consumers Power Company by said last mentioned Warranty Deed; thence along the property line of the lands conveyed to Consumers Power Company N 01° 04' 39" W, 244.1 feet; thence N 57° 20' 39" W, 1184.28 feet; thence S 84° 02' 21" W, 787.11 feet to the Southeast corner of the lands conveyed to Consumers Power Company by said deed recorded in Liber 149 at page 60; thence S 84° 02' 21" W, 660 feet along the South line of said property conveyed to Consumers Power Company to the West line of said Section 11; thence S 00° 32' 44" W, 736.79 feet along the West line of said Section 11 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 Carl G. Pierce, Charles J. McKinnon, Ida I. McKinnon, Leo J. Vachow, d/b/a LeJean's Land Company, and Jean A. Vachow, 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 ensembling and delivery of these presents they are well seized of the above-granted premises in fee simple; that they are free from all encumbrances whatever and that they will, and their heirs, executors and administrators, shall Warrant and Defend the same against all lawful claims



STATE OF MICHIGAN
COUNTY OF EMMET
O'CLOCK A M
RECORDED
APR 19 1966
Arden J. Bawkey
REGISTER OF DEEDS

PREPARED BY R. F. GODECOUT, CONSUMERS POWER CO.
212 W. MICHIGAN AVENUE, JACKSON, MICHIGAN

DATE	JOURNAL ENTRY	ITEMS OF COST	AMOUNT	TRANSFERS	BALANCE
Dec 1965	581				
Oct 1968	521	Original Cost - LR4, Exh 85a-4	\$ 1,141.57		\$ 1,141.57

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

- | | | |
|--------------------------------|---------|-----|
| 1. Consumers Power Co. | License | X-6 |
| 1-26-76 | | |
| 2. Michigan Bell Telephone Co. | | |

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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

Caption tract is Parcel 3:

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 center line of sd underground telephone cable is to be located:

Parcel 3: In an E'ly & W'ly direc upon, over, under & across sd ld above desc as Pcl 3, 45 ft distant N of, meas at right angles to and para with the S line of Sec. 11, T39N, R4W.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE:

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 McGulpin'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, 660 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' 21" West along the South line of said section 216.02 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, 1184.28 feet; thence South 84° 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 60 of Emmet county records; thence North 0° 32' 44" East along the Easterly line of said land heretofore conveyed to Consumers Power Company 600 feet to the Northeast corner of said land heretofore conveyed

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Rose A. Coffman
Rose A. Coffman
James F. Miller
James F. Miller

Carl G. Pierce
Carl G. Pierce

Charles J. McKinnon
Charles J. McKinnon

Ida I. McKinnon
Ida I. McKinnon

Leo J. Vachow
Leo J. Vachow, d/b/a LeJean's Land Company

Jean A. Vachow
Jean A. Vachow

STATE OF MICHIGAN }
COUNTY OF Cheboygan } SS

On this 24th day of July, 1965, before me, a Notary Public of Jackson County, Michigan, acting in Cheboygan County, personally appeared Carl G. Pierce, a single man, to me known to be the same person named in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

James F. Miller
James F. Miller
Notary Public, Jackson County, Michigan
My Commission Expires September 15, 1967

STATE OF MICHIGAN }
COUNTY OF Cheboygan } SS

On this 24th day of July, 1965, before me, a Notary Public of Jackson County, Michigan, acting in Cheboygan County, personally appeared Charles J. McKinnon and Ida I. McKinnon to me known to be the same persons named in and who executed the foregoing instrument, and who severally acknowledged the execution of the same to be their free act and deed.

LIBER 207 PAGE 187

James F. Miller
James F. Miller
Notary Public, Jackson County, Michigan
My Commission Expires September 15, 1967

STATE OF MICHIGAN }
COUNTY OF Cheboygan } SS

LIBER 207 PAGE 188

On this 24th day of July, 1965, before me, a Notary Public of Jackson County, Michigan, acting in Cheboygan County, personally appeared Leo J. Vachow, d/b/a LeJean's Land Company, and Jean A. Vachow, to me known to be the same persons named in and who executed the foregoing instrument, and who severally acknowledged the execution of the same to be their free act and deed.

James F. Miller
James F. Miller
Notary Public, Jackson County, Michigan
My Commission Expires September 15, 1967

NOTE #2 (cont.) to Consumers Power Company; thence North 84° 2' 21" East, 295.32 feet; thence South 59° 5' 26" East, 2778.94 feet to the South line of said section; thence South 89° 54' 21" East along the South line of said section, 679.62 feet to the place of beginning.

Parcel 5: The Northeasterly 10 feet of all that part of Parcel B described above lying Southerly 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.