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TITLE DATA

Beatrice M. Smith et al

MICHIGAN

Gladwin

Sage

CONSUMERS POWER CO.

Easement

NAME OF GRANTOR

4-11-74 5-15-74 254 993

MUNICIPALITY

SECTION

TOWN

RANGE

TRACT

818-D5-19

KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

PLAT OR AREA

MAP

14

BARD ROAD TO WIRTZ ROAD

Form 314 7-70

3725

EASEMENT



LIBER 254 PAGE 993

Pd 13

Beatrice M. Smith, also known as Beatrice Smith, 211 Anchor Street, Gladwin, Michigan; Robert E. Wolfe, a single man, c/o S. J. Grove, P.O. Box 2293, Pasco, Washington Grantor, in consideration of One and no/100 Dollars (\$ 1.00 ) to him paid by CONSUMERS POWER COMPANY, a Michigan corporation, 212 W. Michigan Avenue, Jackson, Michigan, Grantee, receipt of which is hereby acknowledged, Conveys and Warrants to Grantee, its successors and assigns, Forever, the easement and right to erect, lay and maintain lines consisting of towers, pole structures, poles, or any combination of same, wires, cables, conduits, crossarms and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and electric control circuits and devices on, over, under and across the following described land, including all public highways upon or adjacent to said land, which land is situate in the Township of Sage County of Gladwin and State of Michigan, to-wit:

The West 1/4 of the Southwest 1/4 of Section 15, Township 19 North, Range 2 West.

The center line of said line of towers, pole structures, poles, wires, cables and conduits, on, over, under and across said land being described as:

Beginning on the West line of Section 15, Township 19 North, Range 2 West, at a point not more than 1250 feet nor less than 1200 feet North of the South line of said Section, running thence Easterly along and not more than 1250 feet nor less than 1200 feet North of the South line of said Section to the East line of the above described land.

(The intent herein being to locate the center line of the towers, pole structures, poles, wires, cables and conduits South of and not more than 60 feet from the existing Consumers Power Company transmission line located on said land)

Also conveying the full right and authority to Grantee, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, patrolling, improving, enlarging and maintaining such towers, pole structures, poles and other supports or any combination of same, with all necessary crossarms, braces, guys, anchors, and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and electric control circuits and devices.

Also conveying the right to cut, trim, remove, destroy or otherwise control (1) all trees and brush on the land of the Grantor described in this easement within 50 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line, and (2) all trees in excess of 40 feet in height on the land of the Grantor described in this easement within 85 feet on either side of the center line of the towers, pole structures or poles. It is expressly agreed that the complete exercise of the rights herein granted to cut, trim, remove, destroy or otherwise control trees and brush may be gradual and not fully completed for some time in the future. Grantee may enter upon said land, from time to time, to cut, trim, remove or otherwise control trees and brush as aforesaid.

It is expressly agreed that, for the protection of said electric line, no buildings or other structures will be placed within 36 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line. Grantee shall pay for all damage to crops arising out of the construction, operation and maintenance of the electric line.

It is expressly understood that nonuse or a limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent herein conveyed.

Where applicable, pronouns and relative words used herein shall be read as plural, feminine or neuter.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 1974.

WITNESSES:

David J. Walutich
David J. Walutich
Mary E. Woods
Mary E. Woods
Edward R. Bradley, Sr.
Edward R. Bradley, Sr.

Robert E. Wolfe
Robert E. Wolfe

Mrs Beatrice M. Smith
Beatrice M. Smith

MAPPED AND CHECKED

This Instrument Prepared by Edward R. Bradley, Sr., Consumers Power Company, 2500 E. Cork Street, Kalamazoo, Michigan

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(INDIVIDUAL ACKNOWLEDGMENT)

Washington
STATE OF MICHIGAN
County of FRANKLIN

The foregoing instrument was acknowledged before me this 14th day of April, 1974 by Robert E. Wolfe.

Dennis C. Hayden
Notary Public, FRANKLIN County, Michigan
My commission expires May 15, 1975

(INDIVIDUAL ACKNOWLEDGMENT)

STATE OF MICHIGAN
County of Gladwin

The foregoing instrument was acknowledged before me this 1st day of May, 1974 by Beatrice M. Smith

Edward R. Bradley, Sr.
Notary Public, Kalamazoo County, Michigan
My commission expires November 29, 1976

(CORPORATE ACKNOWLEDGMENT)

STATE OF MICHIGAN
County of

The foregoing instrument was acknowledged before me this day of 19 by President of corporation, on behalf of the corporation.

Notary Public, County, Michigan
My commission expires

RECORDED
STATE OF MICHIGAN
COUNTY OF GLADWIN

MAY 15 1 26 PM '74

Register of Deeds

RETURN TO LAND & ELECT. R/W DEPT.
CONSUMERS POWER COMPANY
945 W. PARHALL ROAD
JACKSON, MICHIGAN 48201

GENERAL ENGINEERING MAP REFERENCES

Line Map No. _____	Sheet	of	Sheets
Plan & Profile No. _____	Sheet	of	Sheets
Survey Map No. _____	Sheet	of	Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract \_\_\_\_\_
2. Opinions of Title \_\_\_\_\_
3. Title Search YES \_\_\_\_\_
4. Mortgage Release \_\_\_\_\_
5. Tree Vouchers \_\_\_\_\_
6. Other Documents \_\_\_\_\_