

Mildred Ramsay et al (13)

TRACT 245-D307-4

Warranty Deed 1/25/68 6/12/68 295 234

ACCOUNT NO. W.O. 8241

MAP 4

BOARDMAN-LUDINGTON

RECORDED IN DEEDS

WARRANTY DEED

Recorded June 12, 1968 at 11:00 o'clock A.M. Liber 295 of Deeds Page 234-235 Gladys Helfrich Register of Deeds

MICHIGAN STATE Grand Traverse COUNTY Grant TOWNSHIP 32 SECTION T25N TOWN R12W RANGE 40.09 PLAT OR AREA

This Indenture, made January 25, 1968 BETWEEN MILDRED RAMSAY and LAWRENCE W. RAMSAY, a single man, of Route 5, Box 601, Traverse City, Michigan; and Roberta A. Ramsay Strait, of Rt. 2, Box 815, Traverse 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 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 five hundred and no/100

Dollars (\$1,500.00) 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 Grant, County of Grand Traverse and State of Michigan, and described as follows, to-wit:

(18) The W 1/2 of the E 1/2 of the SW 1/4 of Section 32, T25N, R12W.

SEE NOTE #1 FOR PARTIAL SALE OF ABOVE LAND



STATE OF MICHIGAN, County of Grand Traverse, ss., Traverse City, Michigan, JUN 12 1968 I hereby certify, that there are no tax liens or titles held by the State or by individuals on the land herein described in the within instrument, and that all taxes due thereon have been paid for the five years preceding the date of said instrument as appears by the records in my office. This does not cover taxes in process of collection by Township, Cities or Villages. Grand Traverse County Treasurer

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 Mary Messenger, C. H. Quivey, Wayne Strait, Mildred Ramsay, Lawrence W. Ramsay, Roberta A. Ramsay Strait

STATE OF MICHIGAN,) ss. County of Grand Traverse) On January 25, 1968 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared Mildred Ramsay and Lawrence W. Ramsay,

to me known to be the same persons described in and who executed the within instrument, who severally acknowledged the same to be their free act and deed.

My commission expires September 7, 1970. Charles H. Quivey Notary Public, Jackson County, Michigan.

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE

Formerly 1815-D146-4

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. F-16874 Sheet 3 of 13 Sheets
Plan & Profile No. _____ Sheet _____ of _____ Sheets
Survey Map No. _____ Sheet _____ of _____ Sheets

NOTE #1: (By Sale No. Grand Traverse Co #15) CECO conveyed part of the land on the caption of this tract, excepting and reserving mineral rights, tree clearing rights and an access easement, as follows:

1. Consumers Energy Company

Partial Sale - QCD

DISCOUNTED WITH ORIGINAL INSTRUMENTS 11-2-95
24 2 Dale Long & wife

2. Opinions of Title Forever, ld in the Twp of Grant, co of Gd Traverse and State of Mich., desc as follows:

3. Title Search 20 A pcl of ld located in the W 1/2 of the E 1/2 of the SW 1/4 of Sec 32, T25N, R12W, more particularly desc as:
4. Mortgage Release Comm at the SW cor of sd Sec 32, run th S 88° 53 '03" E alg the S ln of sd sec 1325.11 ft to the POB of this desc; th N 50° 13 '10" E 874.34 ft to the E ln of the W 1/2 of the E 1/2 of the SW 1/4; th N 01° 04 '47" E alg sd E ln of the W 1/2 of the E 1/2 of the SW 1/4, 2069.75 ft to the E & W 1/4 ln of sd sec; th N 89° 25 '04" W alg sd E & W 1/4 ln 661.65 ft to the W 1/8 ln of sd sec; th S 01° 04 '19" W alg sd W 1/8 ln 2637.11 ft to the POB. ✓

Also, an access esmt desc as: To find the POB, comm at the SW cor of sd Sec 32, run th S 88° 53 '03" E alg the S ln of sd sec 1325.11 ft to the POB of this desc; th continue S 88° 53 '03" E alg sd S ln of sd sec 30 ft; th N 01° 04 '19" E 27.05 ft; th S 50° 13 '10" W 39.66 ft; th S 01° 04 '19" W 1.10 ft to the POB.

Exc and reserving to Grantor, its successors and assigns, forever, all right, title and interest in and to to all coal, oil, gas and other minerals (but not including sand, clay or gravel), but without entering upon the surface of the ld herein desc.

FOR OTHER CONDITIONS, SEE ORIGINAL IN FILE.

ACCOUNT NO. _____

MAP _____

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

LIBER 295 PAGE 235

WARRANTY DEED

RETURN TO LAND & R/W DEPT.
CONSUMERS POWER CO.
212 MICHIGAN AVE. WEST
JACKSON, MICHIGAN

65871
11:00

Mildred Ramsay
Lawrence W. Ramsay

TO

Consumers Power Co.

REGISTERS OFFICE

COUNTY OF Grand Traverse

This instrument was prepared and received for record this 12th day of June A. D. 1968

at 11:00 o'clock A. M. and recorded in Liber 295 of Deeds on page 234-235 as a proper certificate

was furnished in compliance with Section 3531, Compiled Laws of 1929, as amended by Act 261, P. A. of 1931.

Walter Helquist
Register of Deeds

6-9410-6181

STATE OF MICHIGAN,)
) SS.
County of Grand Traverse)

On February 1, 1968 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared Roberta A. Ramsay Strait, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be her free act and deed.

My commission expires
September 7, 1970

Charles H. Quivey
Charles H. Quivey Notary Public,
Jackson County, Michigan.