

13

TITLE DATA

CONSUMERS POWER COMPANY

252-D307-4

Ivan Walter Schworm et al

TRACT

Warranty Deed NAME OF GRANTOR 4/28/68 6/14/68 295 287 KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

ACCOUNT NO. W.O. 8241

MAP 4

BOARDMAN-LUDINGTON RECORDED IN DEEDS

Recorded June 14, 1968 at 12:30 o'clock P.M. Liber 295 of Deeds, Page 287-288 Gladys Helfrich Register of Deeds

WARRANTY DEED

295 PAGE 287

This Indenture, made March 28, 1968 BETWEEN

IVAN WALTER SCHWORM (a/k/a Ivan W. Schworm) and MILDRED R. SCHWORM, his wife, of 638 Orchard, Traverse City, Michigan, and JAMES J. BREITHAAPT and E. GLADYS BREITHAAPT, his wife, of RFD, Buckley, 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 Three Thousand Five Hundred and no/100 Dollars

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 Grant County of Grand Traverse and State of Michigan, and described as follows, to-wit:

Parcel 1

A triangular parcel of land in the Southeast corner of the E 1/2 of the SW 1/4 of Section 28, T25N, R12W, described as follows: Commence at the S 1/4 post of said section as the place of beginning of this description; running thence N 00° 54' 44" E along the North and South 1/4 line of said section 382.51 feet; thence S 50° 13' 10" W, 595.26 feet to the South line of said section; thence S 89° 47' 53" E along the South line of said section 451.37 feet to the place of beginning.

SEE NOTE #1 FOR RELEASE OF RIGHT OF WAY FOR PIPE LINE Parcel 2

A strip of land 330 feet in width across the NE 1/4 of the NW 1/4 of Section 33, T25N, R12W, described as follows: Commence at the N 1/4 post of said section as the place of beginning of this description; running thence S 01° 12' 57" W along the North and South 1/4 line of said section 52.95 feet; thence S 50° 13' 10" W, 1749.64 feet to the West 1/8 line of said section; thence N 01° 09' 18" E along the West 1/8 line of said section 436.83 feet; thence N 50° 13' 10" E, 1152.3 feet to the North line of said section; thence S 89° 47' 53" E along the North line of said section 451.37 feet to the place of beginning.

Excepting and reserving to first parties, their heirs or assigns, the easement and right to cross said Parcels 1 and 2 at such places and in such a manner as is mutually satisfactory to both parties so long as said crossing shall not interfere with the use of said land by second party, its successors or assigns.

Also excepting and reserving to first parties herein, their heirs or assigns, all oil, gas and other minerals (but not including sand, clay or gravel) in and under said Parcels 1 and 2, together with the right to remove the same by wells or shafts placed on the adjoining land. No wells or shafts are to be placed on the land herein conveyed.

MICHIGAN TRANSFER TAX 0385

16170

STATE OF MICHIGAN, County of Grand Traverse, ss., Traverse City, Michigan, JUN 14 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 levies.

Grand Traverse County Treasurer

MICHIGAN STATE Grand Traverse COUNTY Grant TOWNSHIP T25N R12W SECTION 28 & 33 TOWN RANGE 23.25a PLAT OR AREA

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

Formerly 1822-D146-4

GR 337

GR 340A

MAPPED AND CHECK

NOTE #1

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

(By Sale No. 189.690-1 T77-047) Consumers Power Co. granted a release of right of way for a pipe line across the land on the caption of this tract and other lands as follows:

- | | | |
|-----------------------|----------------|----------|
| 1. Consumers Power Co | Release of R/W | X-4 |
| 4-11-77 | for Pipeline | <u>1</u> |
| 2. Shell Oil Co. | | |

Licensee the license and permit to construct and maintain three(3) three-inch flow lines in, on, under, through and alg a 30-foot-wide strip of ld across ld in the Twp of Grant, Co of Grand Traverse and State of Mich., desc as follows:

Parcel 1

A triangular pcl of ld in the SE corner of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec 28, T25N, R12W, desc as follows: Comm at the S $\frac{1}{4}$ post of sd sec as the pob of this desc; run th N 00° 54' 44" E alg the N and S $\frac{1}{4}$ ln of sd sec 382.51 ft; th S 50° 13' 10" W, 595.26 ft to the S ln of sd sec; th S 89° 47' 53" E alg the S ln of sd sec, 451.37 ft to the pob.

Parcel 2

A strip of ld 330 ft in width across the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 33, T25N, R12W, desc as follows: Comm at the N $\frac{1}{4}$ post of sd sec as the pob of this desc; run th S 01° 12' 57" W alg the N and S $\frac{1}{4}$ ln of sd sec, 52.95 ft; th S 50° 13' 10" W, 1749.64 ft to the W $\frac{1}{8}$ ln of sd sec; th N 01° 09' 18" E alg the W $\frac{1}{8}$ ln of sd sec, 436.83 ft; th N 50° 13' 10" E, 1152.3 ft to the N ln of sd sec; th S 89° 47' 53" E alg the N ln of sd sec, 451.37 ft to the pob.

The center ln of sd 30-foot-wide strip of land is desc as follows:

To find the pob of sd ctr ln comm at the $\frac{1}{4}$ corner common to sec 28 and sec 33, T25N, R12W, run th S 01° 12' 57" W alg the N and S $\frac{1}{4}$ ln of sd Sec 33, 52.95 ft; th S 50° 13' 10" W, 150.34 ft to the pob of sd ctr ln on the SE'ly ln of sd ld above desc as Pcl 2; run th N 18° 51' 48" W, 353.28 ft to a pt of ending on the NW'ly ln of sd ld above desc as Pcl 1.

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE:

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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

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

LIBER 295 PAGE 288

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 all parties

Ben W. Johnson
Ben W. Johnson
Ronald K. Newman
Arvena Breithaupt

Ivan Walter Schworm
Mildred R. Schworm
James J. Breithaupt
E. Gladys Breithaupt

STATE OF MICHIGAN,) ss.
County of Grand Traverse On March 26, 1968
before me, a Notary Public of Leelanau County, Michigan, acting in Grand Traverse
County, personally appeared Ivan Walter Schworm and Mildred R. Schworm

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 November 19, 1971. Ben W. Johnson Notary Public, Leelanau County, Michigan.

STATE OF MICHIGAN,) ss.
County of Grand Traverse On March 28, 1968
before me, a Notary Public of Leelanau County, Michigan, acting in Grand Traverse
County, personally appeared James J. Breithaupt and E. Gladys Breithaupt

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 November 19, 1971. Ben W. Johnson Notary Public, Leelanau County, Michigan.

1822-D196-4

RETURN TO LAND & RW DEPT. CONSUMERS POWER CO. 212 MICHIGAN AVE. WEST JACKSON, MICHIGAN

WARRANTY DEED

Ivan Walter & Mildred R. Schworm, James J. & E. Gladys Breithaupt

TO

Consumers Power Co.

REGISTRAR'S OFFICE

This instrument was presented and received for record this June 14th at 12:30 P. M. and recorded in Liber 295 on page 287-288 as a proper certificate was furnished in compliance with Section 3531, Compiled Laws of 1929, as amended by Act 261, P. A. of 1931.

Gladys Breithaupt Registrar of Deeds

PREPARED BY D. R. ROOD, CONSUMERS POWER CO. 212 W. MICHIGAN AVENUE, JACKSON, MICHIGAN

MAPPED AND CHECKED