

Neil Guernsey and wife, Dorothy

ACCOUNT NO. W.O. 8241

MAP 4

Warranty Deed 1/24/68 2/21/68 291 298

BOARDMAN-LUDINGTON

RECORDED IN DEEDS

Recorded February 21, 1968 at 11:30 o'clock A.M. Liber 291 of Deeds, Page 298

WARRANTY DEED

This Indenture, made January 24, 1968

BETWEEN NEIL GUERNSEY and DOROTHY GUERNSEY, his wife, of 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, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of Three Thousand Three Hundred and no/100

Dollars (\$3,300.00) 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:

A strip of land 330 feet in width across the N 1/2 of the SE 1/4 of Section 28, T25N, R12W, described as follows: To find the place of beginning of this description commence at the S 1/4 post of said section; run thence S 89° 47' 53" E along the South line of said section 62.2 feet; thence N 50° 13' 10" E, 2045.24 feet to a point on the South 1/8 line of said section and the place of beginning of this description; thence continuing N 50° 13' 10" E, 1366.5 feet to the East line of said section; thence N 01° 03' 00" E along the East line of said section 436.14 feet to a point which is 1.33 feet distant S'ly of the E 1/4 post of said section as measured along the East line of said section; thence S 50° 13' 10" W, 2045.69 feet to the South 1/8 line of said section; thence S 89° 50' 03" E along the said South 1/8 line of said section 513.97 feet to the place of beginning.

NOTE #2 FOR LICENSE FOR PIPELINE

Excepting and reserving to first parties, their heirs or assigns, the easement and right to cross said strip of land 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.

SEE NOTE #3 FOR REL OF R/W FOR PIPE LINE

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, 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 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

Melbirt Austin

C. H. Quivey

Neil Guernsey

Dorothy Guernsey

STATE OF MICHIGAN,)

County of Grand Traverse) ss. On January 24, 1968

before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse

County, personally appeared Neil Guernsey and Dorothy Guernsey

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.

SEE NOTE #1 FOR RELEASE OF R/W FOR PETROLEUM PRODUCTS PIPELINE

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes location info: MICHIGAN STATE, Grand Traverse COUNTY, Grant TOWNSHIP, T 25 N, R 12 W, SECTION 28, TOWN 25 N, RANGE 12 W, PLAT OR AREA 12.902A.

STATE OF MICHIGAN, County of Grand Traverse, ss. I, Notary Public, do hereby certify, that from 11:30 A.M. to 12:00 P.M. on February 21, 1968, I was duly sworn, and that all books and records in my office held by the State or by individuals in the public trust, and that of those who have been appointed or elected to the same, according to the provisions of the laws of this State, were open to the public for inspection.

Formerly 1825-D146-1

13

18

MAPPED AND CHECKED

OTHER DATA AND NOTES

NOTE #1

(By Sale No. 189.197-7; T74-86) Consumers Power Company granted a release of right of way for petroleum products pipeline across the land on the caption of this tract as follows:

- | | | |
|------------------------|--------------------|-----|
| 1. Consumers Power Co. | Release of R/W | |
| 8/29/74 | Petroleum Products | |
| 2. Mich. Con. Gas Co. | Pipeline | X-1 |

**** See below for revision of this paragraph.

Release and QUITCLAIM unto the said second party and to its successors and assigns Forever: The easement and right to construct and maintain, repair and replace a 6-inch petroleum products pipeline in, on, under, through and across that certain piece or parcel of land situate in the Township of Grant, County of Grand Traverse and State of Michigan, described as follows:

A strip of land 330 ft in width acr the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec 28, T25N, R12W, desc as fol: To find the pob of this desc com at the S $\frac{1}{4}$ post of sd sec, run th S 89° 47' 53" E alg the S line of sd sec 62.2 ft, th N 50° 13' 10" E 2045.24 ft to a point on the S 1/8 line of sd sec & the pob of this desc; th cont N 50° 13' 10" E 1366.5 ft to the E line of sd sec; th N 01° 03' E alg the E line of sd sec 436.14 ft to a point wh is 1.33 ft distant S'ly of the E $\frac{1}{4}$ post of sd sec as meas alg the E line of sd sec; th S 50° 13' 10" W 2045.69 ft to the S 1/8 line of sd sec; th S 89° 50' 03" E alg the sd S 1/8 line of sd sec 513.97 ft to the pob.

The r/w hereby conveyed and released is for the sole and only purpose of locating and establishing upon, over, under & acr sd above-desc premises, a 6-inch petroleum products pipeline within the limits of an easement 75 ft wide, being 37 $\frac{1}{2}$ ft on each side of a C/L desc as fol:

Com at a point on the SE'ly line of the above-desc pcl of land, wh point is distant 575.35 ft W'ly, as measured alg sd SE'ly line, from the E line of sd Sec 28, run th W to a point on the NW'ly line of sd above-desc pcl of land, wh point is distant 1191.97 ft W'ly, as measured alg sd NW'ly line, from the E line of sd Sec 28.

This instrument is executed by Consumers Power Co. and accepted by Michigan Consolidated Gas Company subject to the following conditions, anything in the specifications for said petroleum products pipeline to the contrary notwithstanding, to wit:

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

Revision,
dated 2-7-75
See original
in file.

The esmt and right to construct, test, reconstruct, renew, operate, maintain, inspect, alter, repair and remove a 6-inch petroleum products pipeline for the transportation of gas, oil and any other petroleum products, or mixture of any and all thereof, which can be transported through a pipeline, in, on, under, through and across the following desc ld situate in the Twp of Grant, Co of Grand Traverse and State of Mich., desc as follows: End of revision.

NOTE #2

(By Sale No. 189.392-4; T75-192) Consumers Power Co. granted a License for a Pipeline across the ld on the caption of this tract as follows:

- | | | |
|--------------------------|----------------------|-----|
| 1. Consumers Power Co. | License for Pipeline | X-1 |
| 8-5-75 | | |
| 2. Shell Pipe Line Corp. | | |

the license and permit to construct and maintain a 4-inch pipeline in, on, under, through and across ld in the Twp of Grant, Co. of Grand Traverse and State of Mich., desc as follows:

A strip of ld 330' in width across the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Sec 28, T25N, R12W,
(Continued)

GENERAL ENGINEERING MAP REFERENCES

Plan Map No. <u>F-16874</u>	Sheet <u>3</u>	of <u>13</u>	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 _____
4. Mortgage Release _____

NOTE #2 CONT'D.

desc as follows: To find the pob of this desc comm at the $S\frac{1}{4}$ post of sd sec; run th $S 89^{\circ} 47' 53''$ E alg the S ln of sd sec, 62.2'; th $N 50^{\circ} 13' 10''$ E, 2045.24' to a pt on the $S 1/8$ ln of sd sec and the pob of this desc; th cont $N 50^{\circ} 13' 10''$ E, 1366.5' to the E ln of sd sec; th $N 01^{\circ} 03' 00''$ E alg the E ln of sd sec, 436.14' to a pt which is 1.33' distant S'ly of the $E\frac{1}{4}$ post of sd sec as meas alg the E ln of sd sec; th $S 50^{\circ} 13' 10''$ W, 2045.69' to the $S 1/8$ ln of sd sec; th $S 89^{\circ} 50' 03''$ E alg the sd $S 1/8$ ln of sd sec, 513.97' to the pob.

Sd pipeline is to be buried not less than 3' below the existing surface of sd ld, sd distance being meas from the surface of sd ld to the top of sd pipeline, alg a ctr ln desc as:

Beg at a pt on the SE'ly ln of sd above-desc ld at a pt which is $S 01^{\circ} 03' 00''$ W, 437.47' and $S 50^{\circ} 13' 10''$ W, 547.2' from the $E\frac{1}{4}$ post of Sec. 28, T25N, R12W; run th $N 84^{\circ} 20' 00''$ W, 468.2' to a pt of ending on the NW'ly ln of sd above-desc ld. FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE:

NOTE #3: (By Sale No. 189.106-8; T78-050) Consumers Power Company granted a rel or r/w for a pipe line across the land on the caption of this tract as follows:

- | | | |
|----------------------------|------------|-----|
| 1. Consumers Power Company | Rel or R/W | |
| 5-5-78 | Pipe Line | X-1 |
| 2. Shell Oil Company | | |

See original in file or T number microfilm card.