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Melbirm E. Austin and wife, Alice M.

Warranty Deed 1/3/68 3/5/68 291 1568

ACCOUNT NO. W.O. 8241

MAP 4

BOARDMAN-LUDINGTON

RECORDED IN DEEDS

Recorded March 5, 1968 at 11:45 o'clock A.M. Liber 291 of Deeds, Page 568

WARRANTY DEED

This Indenture, made January 3, 1968,

BETWEEN MELBIRM E. AUSTIN and ALICE M. AUSTIN, his wife, of Route 1, 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 Two Hundred and no/100 (\$3,200.00) 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 parcel of land in the W 1/2 of the W 1/2 of Section 27, T25N, R12W, described as follows: Commencing at the W 1/4 post of said section as the place of beginning of this description; running thence S 88° 55' 14" E along the East and West 1/4 line of said section 0.97 feet; thence N 37° 08' 20" E, 1626.32 feet to the North 1/8 line of said section at a point 957.97 feet distant E'ly from the West line of said section as measured along the North 1/8 line of said section; thence S 88° 54' 54" E along the said North 1/8 line of said section 352.53 feet to the West 1/8 line of said section; thence S 01° 00' 07" W along the said West 1/8 line of said section 76.29 feet; thence S 37° 08' 20" W, 1810.06 feet; thence S 50° 13' 10" W, 322.96 feet to the West line of said section; thence N 01° 03' 00" E along the West line of said section 437.46 feet to the place of beginning, subject to an easement reserved to Walter E. Bracebridge and Mabel C. Bracebridge, his wife, for themselves and their heirs and assigns, in that certain quitclaim deed dated May 31, 1955 and recorded May 31, 1955 in Liber 206 of Deeds on page 451 of Grand Traverse County Records, running from the said Bracebridges to first parties herein, said easement being across the SW 1/4 of the NW 1/4 of Section 27, T25N, R12W, in order to have access to the SE 1/4 of the NW 1/4 of said section.

STATE OF MICHIGAN, County of Grand Traverse, ss. I hereby certify, that there are no taxes or other 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. Marian A. Root, Deputy Grand Traverse County Treasurer

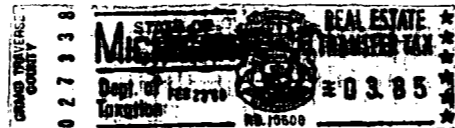
Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and to Hold the said premises, as herein described, with the appurtenances, unto the said party of the second part and to its successors and assigns, Forever. And the said party 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

Lulu Sheets Lulu Sheets C. H. Quivey C. H. Quivey

Melbirm E. Austin Melbirm E. Austin Alice M. Austin Alice M. Austin



STATE OF MICHIGAN, ) ) ss. County of Grand Traverse ) On January 3, 1968 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared Melbirm E. Austin and Alice M. Austin,

to me known to be the same person as 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.

Formerly 1826-D146-9

MICHIGAN Grand Traverse Grant STATE COUNTY TOWNSHIP 27 T 25 N R 12 W MUNICIPALITY SECTION TOWN RANGE

ENVIRONMENTAL ASSESSMENT - REFER TO DOCUMENT IN FILE

SEE NOTE # 1 FOR SALE OF LAND

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. The table is mostly empty with some handwritten notes.

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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** : (Gd Traverse #54) Consumers Energy Company granted an easement across the land on the caption of this tract, as follows:

- |                                  |                         |
|----------------------------------|-------------------------|
| 1. Consumers Energy Company      | Easement - Gas Pipeline |
| 6-25-98                          |                         |
| 2. Michigan Consolidated Gas Co. |                         |

Forever, an easement for a gas pipeline, consisting of pipe, underground appurtenances, and tapsites and/or interconnects, in, under, and across a certain parcel of land in the Township of Grant, Gd Traverse Co, Mich., desc as follows:

The east 20 feet of the West 53 feet of a parcel of land in the West 2 of the W 2 of Sec 27, T25N, R12W, desc as beginning at the W 1/4 post of Sec 27, and run thence S 88E 55' 14" E, along the E & W 1/4 line of Section 27, 0.97 feet; thence N 37E 08' 20" E 1626.32 ft to the N 1/8 line of Sec 27, at a pt 957.97 ft E'ly of the W sec ln, as measured alg the N 1/8 ln, th S 88E 54' 54" E, alg the N 1/8 ln, 352.53 ft to the W 1/8 ln of Sec 27' th S 01E 00' 07" W, alg the W 1/8 ln, 76.29 ft; th S 37E 08' 20" W, 1810.06 ft; th S 50E 13' 10" W, 322.96 ft to the W sec ln; thence N 01E 03' 00" E, alg the W sec ln, 437.46 ft to the POB.

This easement is conveyed solely to allow Grantee to operate and maintain a gas pipeline that presently exists in, under and across said parcel of land. Grantee shall have the right to repair, replace, remove, and enlarge the pipeline to a pipe diameter of not more than 10 inches; provided, that any replaced or enlarged pipeline shall be located at least 3 ftg beneath the surface of the land (measured from the surface of the land to the top of the pipeline).

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.