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TITLE DATA

CONSUMERS POWER COMPANY

Walter E. Bracebridge, et al

TRACT 257-D307-5

Warranty Deed | 1/3/68 | 3/5/68 | 291 | 567 | #65

ACCOUNT NO. 111.0.2241

MAP 4

BOARDMAN-LUDINGTON

RECORDED IN DEEDS

LIBER. 291 PAGE 567

Recorded March 5, 1968 at 11:45 o'clock A.M. Liber 291 of Deeds, Page 567 Gladys Helfrich Register of Deeds

WARRANTY DEED

This Indenture, made January 3, 1968,

BETWEEN

WALTER E. BRACEBRIDGE and MABEL C. BRACEBRIDGE, his wife, and DELLA M. BRACEBRIDGE and ALICE MAUDE AUSTIN, 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.

Three thousand and no/100 Dollars

Witnesseth. That the said party of the first part, for and in consideration of the sum of \$3,000.00 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 NW 1/4 of the NW 1/4 and the E 1/2 of the NW 1/4 of Section 27, T25N, R12W, described as follows: To find the place of beginning of this description commence at the N 1/4 post of said section; run thence N 88° 54' 00" W along the North line of said section 295.81 feet to the place of beginning of this description; thence continuing N 88° 54' 00" W along the North line of said section 408.16 feet; thence S 37° 08' 20" W, 1624.44 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 N 37° 08' 20" E, 1718.75 feet to the place of beginning.

STATE OF MICHIGAN, County of Grand Traverse, ss. I hereby certify, that there is no tax or title 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 the Office of Village. Maxine 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

Melbinn Austin Melbinn Austin C. H. Quivey C. H. Quivey

Walter E. Bracebridge Walter E. Bracebridge Mabel C. Bracebridge Mabel C. Bracebridge Della M. Bracebridge Della M. Bracebridge Alice Maude Austin Alice Maude Austin

STATE OF MICHIGAN,) County of Grand Traverse) ss. On January 3, 1968 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse

County, personally appeared Walter E. Bracebridge, Mabel C. Bracebridge, Della M. Bracebridge and Alice Maude 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 Charles H. Quivey Notary Public, Jackson County, Michigan.

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

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX \$0330

Formerly 1827-D146-5

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes sub-headers: MICHIGAN STATE, Grand Traverse COUNTY, Grant TOWNSHIP, SECTION 27, T 25 N, R 12 W, MUNICIPALITY, PLAT OR AREA 12.35A.

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MAPPED AND CHECKED