

TITLE DATA

Leonard Clous, et al

Warranty Deed

NAME OF GRANTOR 12/4/67 DATE OF INST. 12/29/67 DATE OF RECORD 290 LIBER PAGE 111

ACCOUNT NO. W.O. 8241

MAP 4

BOARDMAN-LUDINGTON

RECORDED IN DEEDS

LIBER 290 PAGE 111

Recorded December 29, 1967 at 11:15 o'clock A.M. Liber 290 of Deeds, Page 111 Gladys Helfrich Register of Deeds

WARRANTY DEED

This Indenture, made December 4, 1967 BETWEEN LEONARD CLOUS and GENEVA CLOUS, his wife, of RFD 1, Buckley, Michigan, and BESSIE C. WELLEIN, of 419 Hamilton Street, 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 DOLLAR and Other Good and Valuable Consideration 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,

A strip of land 330 feet wide across the SW 1/4 of the NE 1/4 of Section 14, T25N, R12W, described as follows: To find the place of beginning of this description commence at the Northeast corner of said section; run thence N 89° 12' 26" W along the North line of said section 651.56 feet; thence S 34° 22' 03" W, 1571.03 feet to the North 1/8 line of said section and the place of beginning of this description; thence continuing S 34° 22' 03" W, 1520.71 feet; thence S 37° 08' 20" W, 51.57 feet to the East and West 1/4 line of said section; thence N 89° 10' 51" W along said East and West 1/4 line of said section 239.21 feet to the North and South 1/4 line of said section; thence N 00° 36' 17" E along said North and South 1/4 line of said section 230.58 feet; thence N 34° 22' 03" E, 1293.79 feet to the North 1/8 line of said section; thence S 89° 11' 38" E along said North 1/8 line of said section 396.03 feet to the place of beginning.

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 strip of land, 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.



I hereby certify that there are no taxes due on this instrument, and that all taxes due thereon have been paid for this record in my office. This does not cover taxes in process of collection by Grand Traverse County Treasurer. Gladys Helfrich, Register, Deputy

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

Almon R. Arnold

Janet I. Barth

Leonard Clous, Geneva Clous, Bessie C. Wellein

STATE OF MICHIGAN,) ss. County of Grand Traverse,) On December 4, 1967 before me, a Notary Public of Leelanau County, Michigan, acting in Grand Traverse County, personally appeared Leonard Clous and Geneva Clous and Bessie C. Wellein

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

My commission expires July 21, 1968. Janet I. Barth, Notary Public, Leelanau County, Michigan.

MICHIGAN Grand Traverse Grant STATE COUNTY TOWNSHIP 14 T 25 N R 12 W MUNICIPALITY SECTION TOWN RANGE PLAT OR AREA 11.49A

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

Formerly 1837-D146-1

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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

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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