

13

TITLE DATA

CONSUMERS POWER COMPANY

George Ferguson, et al

TRACT 272-D307-3

Warranty Deed | 1/19/68 | 3/5/68 | 291 | 566 | #50

ACCOUNT NO. 12.0.8241

MAP 4

BOARDMAN-LUDINGTON RECORDED IN DEEDS

Recorded March 5th, 1968 at 12:45 o'clock A.M. Liber 291 of Deeds, Page 566 Gladys Helfrich Register of Deeds

WARRANTY DEED

This Indenture, made January 19, 1968 BETWEEN

GEORGE FERGUSON and BEVERLY E. FERGUSON, his wife, of 14097 San Jose, Detroit, Michigan; and LENA H. BOWER of 1812 O'Connor, Lincoln Park, 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 Four thousand and no/100

Dollars (\$4,000.00) 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:

GR 148 (188)

A strip of land 330 feet in width across the W 1/2 of the SW 1/4 of Section 12, 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° 57' 40" W along the North line of said section 152.69 feet; thence S 34° 22' 03" W, 3145.17 feet to the East and West 1/4 line of said section and the place of beginning of this description; thence continuing S 34° 22' 03" W, 1282.12 feet to the West line of said section; thence S 00° 22' 08" W along said West line of said section 590.16 feet to a point which is 873.06 feet distant N'ly of the Southwest corner of said section as measured along said West line of said section; thence N 34° 22' 03" E, 1988.8 feet to the East and West 1/4 line of said section; thence N 89° 00' 35" W along said East and West 1/4 line of said section 395.18 feet to the place of beginning.

SEE NOTE #1 FOR ESMT FOR UTC AND UNDERGROUND EQUIPMENT TO ACE Telephone Co of Mich, Inc.

STATE OF MICHIGAN REAL ESTATE DEPT. OF REVENUE TAXATION 988720

STATE OF MICHIGAN, County of Grand Traverse, ss. I hereby certify, that there are no taxes 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 collection by Townships, Cities or Villages. Martin G. 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

Juliette Quivey, C. H. Quivey

George Ferguson, Beverly E. Ferguson, Lenah V. Bower

STATE OF MICHIGAN,) ss. County of Oakland) On January 19, 1968 before me, a Notary Public of Jackson County, Michigan, acting in Oakland County, personally appeared George Ferguson, Beverly E. Ferguson and Lenah V. Bower,

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.

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

formerly 1842-D146-3

MICHIGAN Grand Traverse Grant STATE COUNTY TOWNSHIP MUNICIPALITY SECTION TOWN RANGE 12 T 25 N R 12 W 12.39 A PLAT OR AREA

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

18

MAPPED AND CHECKED

NOTES AND OTHER DATA

GENERAL ENGINEERING MAP REFERENCES
 Line Map No. F-16874 Sheet 2 of 13 Sheets
 Plan & Profile No. _____ Sheet _____ Sheets
 Survey Map No. _____ Sheet _____ Sheets

NOTE #1: (By Sale No. Grand Traverse Co #37; 189.403-9) Consumers Power Company granted an esmt for underground telephone cables and underground equipment across the ld on the caption of this tract and other lands, as follows:

1. Consumers Power Company Esmt UTC & Underground Equipment
12-16-92
2. ACE Telephone Co of Mich., Inc.

Forever, the esmt and right to use a 10 foot wide strip of ld situate in the Twp of Grant, Co of Gd Traverse and State of Mich., desc in Exhibit A and Exhibit B, for the purpose of constructing and maintaining underground telephone lines and equipment under and along sd 10 foot wide strip of ld, and for no other purposes. The underground telephone lns and other underground equipment shall be buried a minimum of 3 ft beneath the surface of the ground, sd distance being measured vertically from the surface of the ground to the top of sd underground lns or equipment, and sd underground lns shall run along the center line of the 10-foot wide strip of land.

Also, Grantor hereby grants to Grantee temporary rights for the installation, maintenance and replacement of its underground equipment on the following desc ld: Two strips of ld 15 ft in width lying on each side of the above-captioned 10 foot wide strip of ld. Sd temporary rights shall cease upon the completion of the installation, maintenance or replacement of Grantee's equipment.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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