

Franklin Yanska and wife, Evelyn

Warranty Deed 10/5/67 11/27/67 288 621

ACCOUNT NO.

MAP 4

BOARDMAN-LUDINGTON 83243127

RECORDED IN DEEDS

Recorded November 27, 1967 at 11:00 o'clock A.M. Liber 288 of Deeds, Page 621 Gladys Helfrich Register of Deeds

WARRANTY DEED

This Indenture, made October 5, 1967

BETWEEN FRANKLIN YANSKA and EVELYN YANSKA, 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,

\$1,800.00 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, to-wit:

CR 146 (150)

A strip of land 330 feet wide across part of the NW 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, 1572.15 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, 1573.02 feet to the East and West 1/4 line of said section; thence S 89° 00' 35" E along said East and West 1/4 line of said section 395.18 feet; thence N 34° 22' 03" E, 1572.82 feet to the North 1/8 line of said section; thence N 88° 59' 07" W along said North 1/8 line of said section 395.08 feet to the place of beginning.

SEE NOTE #1 FOR LICENSE FOR PIPELINE PURPOSES SEE NOTE #2 FOR RDWY OR DRIVEWAY EASEMENT.

STATE OF MICHIGAN, County of Grand Traverse, ss. Traverse City, Michigan, Notary Public, My Commission Expires September 7, 1970

SEE NOTE #3 FOR ESMT FOR UTC AND UNDERGROUND EQUIPMENT.

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

Rodney Yanska Rodney Yanska C. H. Quivey C. H. Quivey

Franklin Yanska Franklin Yanska Evelyn Yanska Evelyn Yanska

STATE OF MICHIGAN,) ss. County of Grand Traverse) On October 5, 1967 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared Franklin Yanska and Evelyn Yanska,

to me known to be the same person s 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.

MICHIGAN Grand Traverse Grant STATE COUNTY TOWNSHIP MUNICIPALITY SECTION TOWN RANGE PLAT OR AREA 11.91 acres

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE

Formerly 1893-D146-4

13

18

MAAPED AND CHECKED

OTHER DATA AND NOTES

NOTE #1

(By Sale No. 189.356-9;T75-67)Consumers Power Co. granted a License for a pipeline across the ld on the caption of this tract and other lds as follows:

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

1. Consumers Power Co.
4-15-75 License of Pipeline X-4
2. Michigan Consolidated Gas Co.

The license and permit to construct and maintain a 6" pipeline in, on, under, through and across ld on the Twps of Maple Grove, and Cleon, Co. of Manistee, and in the Twp of Grant, Co. of Grand Traverse and State of Michigan, desc as follows:

Parcel 6 - A strip of ld 330' wide across part of the NW $\frac{1}{4}$ of Sec 12, T25N, R12W, Grant Twp., Grand Traverse Co., desc as follows: To find the pob of this desc; comm at the N $\frac{1}{4}$ post of sd sec; run th N 88° 57' 40" W alg the N ln of sd sec, 152.69'; th S 34° 22' 03" W, 1572.15' to the N 1/8 ln of sd sec and the pob of this desc; th cont S 34° 22' 03" W, 1573.02' to the E and W $\frac{1}{4}$ ln of sd sec; th S 89° 00' 35" E alg sd E and W $\frac{1}{4}$ ln of sd sec, 395.18'; th N 34° 22' 03" E, 1572.82' to the N 1/8 ln of sd sec; th N 88° 59' 07" W alg sd N 1/8 ln of sd sec, 395.08' to the pob.

Sd 6" 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, and sd pipeline is to be located within a strip of ld 30' in width, being 20' distant W'ly of and 10' distant E'ly of the following desc ctr lns:

Parcel 6 - To find the pob of the ctr ln of sd pipeline across the ld above desc as Pcl 6, comm at the N $\frac{1}{4}$ post of Sec 12, T25N, R12W, Grant Twp., Grand Traverse Co; runn th N 88° 57' 40" W alg the N ln of sd sec, 152.69'; th S 34° 22' 03" W, 2616.17' to the pob of sd ctr ln; runn th S 48° 00' 00" E, 333' more or less to the place of ending of sd ctr ln on the SE'ly ln of sd ld above desc as Pcl 6.

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE:

NOTE #2: (By Sale No. Grand Traverse Co. #9, No acct # given) Consumers Power Company granted a roadway and/or driveway esmt across the ld on the caption of this tract, as follows:

1. Consumers power Company Roadway or Driveway Esmt
4-23-84.
2. Franklin Yanska & wf X-4

Forever, the esmt and r/w for roadway or driveway purposes on, over, alg and across that certain piece or pcl of ld situate in the Twp of Grant, Co of Gd Traverse, State of Mich, known & desc as follows, to wit:

The N 99 ft of the S 726 ft of the following desc strip of ld: A strip of ld 330 ft wide across part of the NW $\frac{1}{4}$ of Sec 12, T25N, R12W, desc as follows: To find the pl of beg of this desc comm at the N $\frac{1}{4}$ post of sd sec; run th N 88 deg 57' 40" W alg the N ln of sd sec 152.69 ft; th S 34 deg 22' 03" W, 1572.15 ft to the N 1/8 ln of sd sec and the pl of beg of this desc; th continuing S 34 deg 22' 03" W, 1573.02 ft to the E & W $\frac{1}{4}$ ln of sd sec; th S 89 deg 00' 35" E alg sd E & W $\frac{1}{4}$ ln of sd sec 395.18 ft; th N 34 deg 22' 03" E, 1572.82 ft to the N 1/8 ln of sd sec; th N 88 deg 59' 07" W alg sd N 1/8 ln of sd sec 395.08 ft to the pl of beg.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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

NOTES #3: (By Sale No. Gd 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 lds, as follows:

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

Forever, the esmt and right to use a 10 foot wide strip of land situate in the twp of Grant, Co of Gd Traverse and State of Michigan, desc in Exhibit A and Exhibit B, for the purpose of constructing and maintaining underground telephone lns and equipment under and alg sd 10 foot wide strip of ld, and for no other purposes. The underground telephone lines 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 alg the cen ln of the 10 foot wide strip of ld.

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.