

13

TITLE DATA

CONSUMERS POWER COMPANY

Alfred P. Baynton and wife, Virginia L.

TRACT 274-D307-2

Warranty Deed NAME OF GRANTOR 10/11/67 11/13/67 288 360

ACCOUNT NO. W.O. 8241

MAP 4

BOARDMAN-LUDINGTON

RECORDED IN DEEDS

Recorded November 13, 1967 at 10:45 o'clock A.M. Liber 288 of Deeds, Page 360 Gladys Helfrich Register of Deeds

WARRANTY DEED

This Indenture, made October 11, 1967 BETWEEN ALFRED P. BAYNTON and VIRGINIA L. BAYNTON, also known as ALFRED BAYNTON and VIRGINIA BAYNTON, his wife, of RFD #4, 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, to-wit:

A strip of land 330 feet wide across part of the N 1/2 of Section 12, T25N, R12W, described as beginning at the N 1/4 post of said section; running 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; thence S 88° 59' 07" E along said North 1/8 line of said section 395.08 feet; thence N 34° 22' 03" E, 1571.78 feet to the North line of said section; thence N 88° 57' 40" W along said North line of said section 242.26 feet to the place of beginning.

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18

STATE of MICHIGAN, County of Grand Traverse, ss., Traverse City, Nov 13, 1967. I hereby certify, that there are no taxes due on the land herein described in the within instrument, and that all taxes due thereon for the five years preceding the date of said instrument as appears by the records in my office. This does not cover tax collection by Township, Cities or Villages. Marian A. Root Deputy Grand Traverse Co.



SEE NOTE #1 FOR RELEASE OF RIGHT OF WAY FOR PIPE LINE SEE NOTE #2 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 Elaine Baynton, Alfred P. Baynton, Virginia L. Baynton, C. H. Quivey

STATE OF MICHIGAN, ) County of Grand Traverse ) ss. On October 11, 1967 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared Alfred P. Baynton and Virginia L. Baynton

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.

MICHIGAN Grand Traverse Grant STATE COUNTY TOWNSHIP 12 25 N 12 W MUNICIPALITY SECTION TOWN RANGE 11.91a PLAT OR AREA

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

Formerly 1844-D146-2

MAPPED A.I.I. CHECKED

NOTE #1 (By Sale No. 189.525-9; T76-015) Consumers Power Company granted a release of right of way for a pipe line across the land on the caption of this tract and other lands as follows:

- |                                |           |     |
|--------------------------------|-----------|-----|
| 1. Consumers Power Company     | Rel. R/W  |     |
| 4-27-76                        | Pipe Line | X-2 |
| 2. Shell Pipe Line Corporation |           |     |

The license and permit to construct and maintain a 4½ in. O.D. pipeline in, on, under, through and across the land in the Twp of Grant, county of Grand Traverse and State of Michigan, described as follows:

Parcel 3: A strip of ld 330 ft wide across part of the N½ of Sec 12, T25N, R12W, described as beginning at the NW¼ post of sd sec; running thence N 88° 57' 40" W alg the N line of sd sec 152.69 ft; thence S 34° 22' 03" W, 1572.15 ft to the N 1/8 line of sd sec; thence S 88° 59' 07" E alg sd N 1/8 line of sd sec 395.08 ft; thence N 34° 22' 03" E, 1571.78 ft to the N line of sd sec; thence N 88° 57' 40" W alg sd N line of sd sec 242.26 ft to the place of beginning.

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE.

NOTE #2: (By Sale No. Gd Traverse Co #37; 189.403-9) CPCo granted an esmt for underground telephone cables and underground equipment as follows across the caption of this tract and other lds.

- |                                    |                                    |
|------------------------------------|------------------------------------|
| 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 and equipment under and alg sd 10 foot wide strip of ld, and for no other purposes. The underground telephone lns and other 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.

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

## DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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