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TITLE DATA

CONSUMERS POWER COMPANY

Mary Louise Kreiser, et al

TRACT 275-D307-3

Warranty Deed | 12/13/67 | 3/5/68 | 291 | 571 |

ACCOUNT NO. W.O. 9241

MAP

BOARDMAN-LUDINGTON

RECORDED IN DEEDS

Recorded March 5, 1968 at 11:45 o'clock A.M. Liber 291 of Deeds, Page 571-2

WARRANTY DEED

This Indenture, made December 13, 1967 BETWEEN MARY LOUISE KREISER, Route #1, Buckley, Michigan; RALPH KREISER, also known as Ralph E. Kreiser, and MABEL KREISER, his wife, 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.

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 of Grand Traverse County of Michigan, and described as follows, to-wit:

GR 8

A triangular parcel of land in the SW 1/4 of Section 1, T25N, R12W, described as follows: Commence at the S 1/4 post of said section as the place of beginning of this description; running thence N 88° 57' 40" W along the South line of said section 152.69 feet; thence N 34° 22' 03" E, 271.72 feet to the North and South 1/4 line of said section; thence S 00° 10' 51" W along the North and South 1/4 line of said section 227.06 feet to the place of beginning.

SEE NOTE #2 FOR ESMT FOR UTG AND UNDERGROUND EQUIPMENT.

STATE OF MICHIGAN, County of Grand Traverse, M., Traversed City, Dec 23, 1967, I hereby certify that the above described land is the same as described in the instrument or title held by the State or by individuals on the land herein described in the within instrument, and that all taxes due and payable 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 payment.

SEE NOTE #1 FOR RELEASE OF RIGHT OF WAY FOR PIPE LINE

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

Jan Pierre Quivey, C. H. Quivey

Mary Louise Kreiser, Ralph Kreiser, Mabel Kreiser

STATE OF MICHIGAN,) County of Grand Traverse) ss. On December 13, 1967 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared Mary Louise Kreiser, Ralph Kreiser and Mabel Kreiser

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, Notary Public, Jackson County, Michigan.

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

MICHIGAN STATE DEPARTMENT OF REVENUE RECEIVED TAXES 0055

Formerly 1845-D146-3

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Sub-headers: MICHIGAN STATE, Grand Traverse COUNTY, Grant TOWNSHIP, SECTION 1, T 25 N, R 12 W, MUNICIPALITY, PLAT OR AREA.

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OTHER DATA AND NOTES

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

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-3 |
| 2. Shell Pipe Line Corporation | |

The license and permit to construct and maintain a $4\frac{1}{2}$ in. O.D. pipeline in, on, under, through and across land in the Twp. of Grant, County of Grand Traverse and State of Michigan, described as follows:

Parcel 1: A triangular parcel of ld in the SW $\frac{1}{4}$ of Sec 1, T25N, R12W, described as follows: Commence at the S $\frac{1}{4}$ post of sd sec as the place of beginning of this description; running thence N $88^{\circ} 57' 40''$ W alg the S line of sd sec 152.69 ft; thence N $34^{\circ} 22' 03''$ E, 271.72 ft to the N and S $\frac{1}{4}$ line of sd sec; thence S $00^{\circ} 10' 51''$ W alg the N and S $\frac{1}{4}$ line of sd sec 227.06 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 across the ld on the caption of this tract and other lds, 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 & Exhibit B, for the purpose of constructing and maintaining underground telephone lines 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.