

Albert M. Zenner and wife, Etta

Warranty Deed | 9/28/67 | 11/13/67 | 288 | 359 |

ACCOUNT NO. W.O. 2241

MAP 4

BOARDMAN-LUDINGTON

RECORDED IN DEEDS

WARRANTY DEED

Recorded November 13, 1967 at 10:45 o'clock A.M. Liber 288 of Deeds, Page 359 Gladys Helfrich Register of Deeds

This Indenture, made September 28, 1967 BETWEEN

ALBERT M. ZENNER and ETTA ZENNER, his wife, of 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, County of Grand Traverse and State of Michigan, and described as follows, to-wit:

A strip of land 330 feet in width across the SW 1/4 of the SE 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 00° 10' 51" E along the North and South 1/4 line of said section 227.06 feet; thence N 34° 22' 03" E, 1298.31 feet to the South 1/8 line of said section; thence S 88° 57' 37" E along the said South 1/8 line of said section 394.95 feet; thence S 34° 22' 03" W, 1569.95 feet to the South line of said section; thence N 88° 57' 40" W along the said South line of said section 242.26 feet to the place of beginning.

STATE OF MICHIGAN, County of Grand Traverse, ss. Traverse City, Nov 13, 1967, I hereby certify, that there are no liens 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 collection by Township, Cities or Villages. Marian B. Root, Deputy Grand Traverse County Register

SEE NOTE #1 FOR RELEASE OF RIGHT OF WAY FOR PIPE LINE SEE NOTE #2 FOR ROADWAY AND/OR DRIVEWAY EASEMENT. SEE NOTE #3 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

Jenell Zenner, Jenell Zenner, C. H. Quivey, C. H. Quivey

Albert M. Zenner, Albert M. Zenner, Etta Zenner, Etta Zenner

STATE OF MICHIGAN,) County of Grand Traverse,) ss. On September 28, 1967 before me, a Notary Public of Jackson, Michigan, acting in Grand Traverse County, personally appeared Albert M. Zenner and Etta Zenner,

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, Michigan

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

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

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

Formerly 1846-D-196-5

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MADEP CHECKED

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

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-5 |
| 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 2: A strip of ld 330 ft in width across the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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 $00^{\circ} 10' 51''$ E alg the N and S $\frac{1}{4}$ line of sd 227.06 ft; thence N $34^{\circ} 22' 03''$ E, 1298.31 ft to the S $1/8$ line of sd sec; thence S $88^{\circ} 57' 37''$ E alg the sd S $1/8$ line of sd sec 394.95 ft; thence S $34^{\circ} 22' 03''$ W, 1569.95 ft to the S line of sd sec; thence N $88^{\circ} 57' 40''$ W alg the sd S line of sd sec 242.26 ft to the place of beginning.

FOR FURTHER CONDITIONS SEE ORIGINAL FILE.

NOTE #2: (By Sale No. Grand Traverse Co. #8; 189.125-8) Consumers Power Company granted a roadway and/or driveway easement across the ld on the caption of this tract as follows:

- | | |
|----------------------------|------------------------------|
| 1. Consumers Power Company | Roadway and/or Driveway Esmt |
| 5-7-84 | |
| 2. Albert M. Zenner & wf | X-5 |

Forever, the esmt and r/w for roadway and/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, and State of Mich, known and desc as follows, to wit:

The W 66 ft of the following desc strip of ld: A strip of ld 330 ft in width across the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 1, T25N, R12W, desc as follows: Comm at the S $\frac{1}{4}$ post of sd sec as the pl of beg of this desc; runn th N $00^{\circ} 10' 51''$ E alg the N & S $\frac{1}{4}$ ln of sd sec 227.06 ft; th N $34^{\circ} 22' 03''$ E, 1298.31 ft to the S $1/8$ ln of sd sec; th S $88^{\circ} 57' 37''$ E alg the sd S $1/8$ ln of sd sec 394.95 ft; th S $34^{\circ} 22' 03''$ W, 1569.95 ft to the S ln of sd sec; th N $88^{\circ} 57' 40''$ W alg the sd S ln of sd sec 242.26 ft to the pl of beg.

This esmt is granted for the sole and only purpose of constructing and maintaining a roadway and/or driveway in a N'yly & S'yly direction on, over, alg and across sd above-desc ld.

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.