

Alice Nickerson

TITLE DATA

Warranty Deed | 8/22/67 | 10/11/67 | 287 | 206 |

ACCOUNT NO. W.O. 8241

MAP 7

KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

BOARDMAN-LUDINGTON

RECORDED IN DEEDS.

Recorded October 11, 1967 at 1:30 o'clock P.M. Lib. 287 of Deeds, Page 206 Gladys Helfrich Register of Deeds.

WARRANTY DEED

This Indenture, made August 22nd, 19 67 BETWEEN

ALICE NICKERSON, survivor of Amos T. Nickerson, whose death is recorded in Lib. 250, Page 45, Grand Traverse County Records, Horton Road, Traverse City, Michigan 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 Val- able Consideration to him in hand paid by the said party of the second part. the receipt whereof is hereby confessed and ac- knowledged, 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 Blair, County of Grand Traverse and State of Michigan. and described as follows, to-wit:

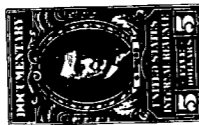
The West 330 feet of the SE 1/4 of Section 30, T26N, R11W.

B 30 D 2 (67)

Excepting and reserving to first party the right to construct and maintain not more than three streets across the land herein conveyed, said streets to be 66 feet wide and to be located at such a place and in such manner that they shall not interfere with the use of said land by second party.

STATE of MICHIGAN, County of Grand Traverse, ss., Traverse City, October 11, 1967. I hereby certify, that there are no tax 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 tax in process of collection by Township Clerks. Maxine A. Root, Deputy

SEE NOTE #1 FOR LICENSE FOR UNDERGROUND FIBER OPTIC CABLE



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

James M. Fitzpatrick E. Marjorie Harland

Alice Nickerson

STATE OF MICHIGAN,) County of GRAND TRAVERSE) ss. On August 22nd, 19 67 before me, a Notary Public of Grand Traverse County, Michigan, acting in Grand Traverse County, personally appeared Alice Nickerson

to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be her free act and deed.

My commission expires September 9, 1967

E. Marjorie Harland Notary Public, Grand Traverse County, Michigan.

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

Formerly 1854-D-146-4

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes location info: MICHIGAN, Grand Traverse County, Blair Township, Section 30, T26N, R11W, Plat or Area 20,03A.

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MAPPED AND CHECKED

OTHER DATA AND NOTES

NOTE #1: (By Sale No. Grand Travers #31; 189.262-9) CCo granted a License for Underground Fiber Optic Cable across the land on the caption of this tract as follows:

1. Consumers Power Company
3-2-92
2. Michigan Bell Telephone Co.

The License and Permit to use certain land situate in the Township of Blair, County of Grand Traverse and State of Michigan, known and described as follows, to wit:

A 10-foot wide strip of land running in a generally Northerly and Southerly direction across Sections 30 and 31 of Township 26 North, Range 11 West, as more fully shown and described on the drawings (two sheets) which are attached hereto and made a part hereof as Exhibit A;

for the purpose of constructing and maintaining one (1) underground fiber optic cable under and along said 10 foot wide strip of land, and for no other purposes. Said underground fiber optic cable shall be located and run on and along the centerline of said 10 foot wide strip of land, which centerline is located 50 feet West of and parallel to the center line of an existing Consumers Power Company electric transmission tower line as more fully described on the drawings attached hereto as Exhibit A. Said fiber optic cable shall be buried a minimum of three feet beneath the surface of the ground to the top of said fiber optic cable.

It is understood that the license herein granted for use of the above described premises is non-exclusive. without limiting the foregoing, Licensor expressly retains the right to the use and possession of the premises for its purposes, including, without limitation, electric and gas transmission and distribution lines and all appurtenances used or usable in connection therewith, and the right to enter upon said premises at all times for the purpose of constructing and maintaining roadways for the purpose of carrying on such construction, maintenance, operations and patrols.

This license is executed by Licensor and accepted by Licensee subject to the following terms and conditions:

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE.

GENERAL ENGINEERING MAP REFERENCES

Line Map No.	F-16879	Sheet	2	of	13	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 _____