

Edwin Nickerson and wife, Revella

Warranty Deed | 8/22/67 | 10/11/67 | 287 | 207 |

ACCOUNT NO. W.O. 8241

MAP 7

BOARDMAN - LUDINGTON

RECORDED IN DEEDS

Recorded October 11, 1967 at 1:30 o'clock P.M. Liber 287 of Deeds, Page 207. Gladys Helfrich Register of Deeds.

WARRANTY DEED

This Indenture, made August 22nd, 1967

BETWEEN

EDWIN NICKERSON and REVELLA NICKERSON, his wife, of Grawn, 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,

\$5,000.00

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

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

B 30c (664)

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 65 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 taxes in process of collection by Township, Cities or Villages. Marvin A. Root, Deputy Grand Traverse County Treasurer

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

Edwin Nickerson, Revella Nickerson

STATE OF MICHIGAN,)

County of GRAND TRAVERSE) ss. On August 22nd, 1967

before me, a Notary Public of Grand Traverse County, Michigan, acting in Grand Traverse

County, personally appeared Edwin Nickerson and Revella Nickerson

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 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 1855-D146-5

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes location info: MICHIGAN STATE, Grand Traverse COUNTY, Blair TOWNSHIP, Section 30, T26N, R11W, Municipality 20.16A, PLAT OR AREA.

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MAPPED AND RECORDED

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. Grand Traverse #31; 189.262-9) CPCo 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.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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