

Richard F. Wagner and wife, Marguerite C.

Warranty Deed 2/6/68 6/12/68 295 236

ACCOUNT NO. 100 8241

MAP 7

BOARDMAN-LUDINGTON RECORDED IN DEEDS

Recorded June 12, 1968 at 11:00 o'clock A.M. Liber 295 of Deeds Page 236 Gladys Helfrich Register of Deeds

WARRANTY DEED

This Indenture, made February 6, 1968 BETWEEN

RICHARD F. WAGNER and MARGUERITE C. WAGNER, 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.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Two Thousand and no/100

Dollars (\$2,000.00) 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:

B19A3

A 330 foot strip of land across the SW 1/4 of the NE 1/4 of Section 19, T26N, R11W, described as follows: To find the place of beginning of this description, commence at the E 1/4 post of said section; run thence N 89° 42' 10" W along the East and West 1/4 line of said section 2314.49 feet to the place of beginning of this description; thence continuing N 89° 42' 10" W along the said East and West 1/4 line of said section 330.01 feet to the North and South 1/4 line of said section; thence N 00° 08' 12" W along the said North and South 1/4 line of said section 681.95 feet; thence N 43° 08' 00" E, 883.57 feet to the North 1/8 line of said section; thence S 89° 36' 50" E along the said North 1/8 line of said section 449.37 feet to a point which is S 00° 22' 17" E, 1326.79 feet and N 89° 36' 50" W, 1584.07 feet from the Northeast corner of said section as measured along the East line of said section and along the North 1/8 line of said section respectively; thence S 43° 08' 00" W, 1057.7 feet; thence S 00° 08' 12" E, 553.56 feet to the place of beginning.

Excepting and reserving to first parties the right to construct and maintain 3 streets across the land herein conveyed, each of 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 the said land by second party.

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

Mora A. Wagner, C. H. Quivey

Richard F. Wagner, Marguerite C. Wagner

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX 0.20

STATE OF MICHIGAN,) ss. County of Grand Traverse,) On February 6, 1968 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared Richard F. Wagner and Marguerite C. Wagner,

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.

Formerly 1858-D-146-12

MICHIGAN Grand Traverse Blair STATE COUNTY TOWNSHIP 19 T26N R11W MUNICIPALITY SECTION TOWN RANGE 12.03a PLAT OR AREA

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

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Law

MAAPPED AND CHECKED

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

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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