

Maurice E. Cluff and Helen E. Cluff, his wife

NAME OF GRANTOR

Warranty Deed | 4/18/67 | 7/17/67 | 282 | 421 |

ACCOUNT NO. W.O. 8241

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

RECORDED IN DEEDS BOARDMAN - LUDINGTON EHV TRANS. LINE

Recorded July 17, 1967 at 1:30 o'clock P.M. Liber 282 of Deeds Page Gladys Halpern Register of Deeds

This Indenture, made April 18, 1967 BETWEEN MAURICE E. CLUFF and HELEN E. CLUFF, his wife, of 1411 Cass Street, 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 first part, \$3,000.00 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 Blair County of Grand Traverse and State of Michigan, and described as follows,

A parcel of land in the E 3/4 of the N 1/2 of the N 1/2 of the S 1/2 of Section 17, 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 S 00° 13' 30" E along the East line of said section 396.84 feet to the place of beginning of this description; running thence S 00° 13' 30" E along the East line of said section 264.82 feet; thence N 89° 06' 34" W, 2636.57 feet to the North and South 1/4 line of said section; thence N 89° 06' 42" W, 1316 feet; thence N 46° 30' 48" E, 472.14 feet; thence S 89° 07' 24" E, 974.39 feet to the North and South 1/4 line of said section; thence S 89° 07' 19" E, 1643.94 feet; thence S 00° 13' 30" E, 66.01 feet; thence S 89° 07' 19" E, 990.18 feet to the East line of said section and the place of beginning.

Excepting and reserving to first parties, their heirs or assigns, the easement and right to cross said parcel of land at such places and in such a manner as is mutually satisfactory to both parties so long as said crossing shall not interfere with the use of said land by second party, its successors or assigns.

Also excepting and reserving to first parties herein, their heirs or assigns, all oil, gas and other minerals (but not including sand, clay or gravel) in and under said parcel of land, together with the right to remove the same by wells or shafts placed on the adjoining land. No wells or shafts are to be placed on the land herein conveyed



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 his successors and assigns, Forever. And the said party of the first part, for himself, his heirs, executors and administrators, do 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 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

Ralph Adamski, Velma M. Caldwell, James F. Miller

Maurice E. Cluff, Helen E. Cluff

STATE OF MICHIGAN,) ss. County of Grand Traverse) On April 18 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared Helen E. Cluff

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

My commission expires September 15, 1967

James F. Miller, Notary Public, Jackson County, Michigan

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

MICHIGAN STATE Grand Traverse COUNTY Blair TOWNSHIP T26N R11W SECTION 17 TOWN T26N RANGE R11W MUNICIPALITY 26.57A PLAT OR AREA

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

Formerly 1865-D146-5

13

18

MAPPED 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 _____

3621 EFT. CONSUMERS POWER CO. 212 MICHIGAN AVE. WEST JACKSON, MICHIGAN

WARRANTY DEED

Maurice E. & Helen E. Cluff

TO

Consumers Power Co.

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REGISTERS OFFICE

County of Grand Traverse

This instrument was presented and received for record this 17th day of July A. D. 1967

at 1:30 o'clock P. M. and recorded in Liber 282 of Deeds on page 421-422 as a proper certificate was furnished in compliance with Section 3531, Compiled Laws of 1929, as amended by Act 261, P. A. of 1931.

Handwritten signature of Register of Deeds

STATE OF MICHIGAN) ss. County of Manistee) On April 18, 1967, before me, a Notary Public of Jackson County, Michigan, acting in Manistee County, personally appeared Maurice E. Cluff, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his free act and deed.

My commission expires September 15, 1967

James F. Miller Notary Public, Jackson County, Michigan.

Formerly 1865-D-146-5

