

13

TITLE DATA

CONSUMERS POWER COMPANY

George Edward Martin and wife, Beth Stephens

TRACT 299-D307-15

NAME OF GRANTOR

Warranty Deed 7/15/69 10/10/69 307 413

ACCOUNT NO. W.O. 8241

MAP 7

BOARDMAN LUDINGTON EHV TRANS. LIBER 307 PAGE 413

Parcel #22

RECORDED IN DEEDS

Recorded October 10, 1969 at 9:30 o'clock A.M. Lib. 307 of Deeds, Page 413 Gladys Helfrich Register of Deeds

WARRANTY DEED

This Indenture, made July 15, 1969 BETWEEN GEORGE EDWARD MARTIN and BETH STEPHENS MARTIN, his wife, of 555 Upper Blvd. Ridgewood, New Jersey 07450, party of the first part. and CONSUMERS POWER COMPANY, a Michigan corporation, 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

THREE THOUSAND AND NO/100

Dollars (\$3000.00) 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: being that portion of the land conveyed and warranted to George E. Martin and Beth S. Martin by Fred Schwartzlander and Ellen Schwartzlander, as recorded July 7, 1966 in * Liber 272 of Deeds, page 390, and described as follows, to-wit: A strip of land 330 feet wide across the SW 1/4 of the NE 1/4 of Section 16, 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° 19' 10" W, along the East and West 1/4 line of said section, 2401.98 feet to the place of beginning of this description; thence continuing N 89° 19' 10" W, along said East and West 1/4 line of said section 228.03 feet to the North and South 1/4 line of said section; thence N 00° 19' 50" E, along said North and South 1/4 line of said section 268.26 feet; thence N 29° 16' 20" E, 1202.35 feet to the North 1/8 line of said section; thence S 89° 08' 30" E, along said North 1/8 line of said section 375.2 feet; thence S 29° 16' 20" W, 1506.36 feet to the place of beginning.

Excepting and reserving to first party, his heirs or assigns, the easement and right to cross said strip 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 construction or operation of Consumers Power Company's electric transmission lines.

Also excepting and reserving to first party herein, his heirs or assigns, all oil, gas and other minerals (but not including sand, clay or gravel) in and under said 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.

* Grand Traverse County

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

Nicola S. Russo, Alfred F. George

George Edward Martin, Beth Stephens Martin

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX DEPT. OF TAXATION

STATE OF MICHIGAN

County of Bergen On July 16, 1969 before me, a Notary Public of Bergen County, New Jersey, acting in Bergen County, personally appeared George Edward Martin and Beth Stephens Martin

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

My commission expires November 3, 1970 Notary Public, Bergen County, Michigan, N.J.

B 16A3

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

MICHIGAN Grand Traverse Blair STATE COUNTY TOWNSHIP 16 T26N R11W MUNICIPALITY SECTION TOWN RANGE 10.96a PLAT OR AREA

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

STATE OF MICHIGAN - COUNTY OF GRAND TRAVERSE, BEING THE COUNTY OF GRAND TRAVERSE, and that all taxes due thereon have been paid for the five years next to the date of said instrument as appears by the records in my office. This does not cover taxes in process of collection.

Formerly 1869.1-D146-15

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. F-16874 Sheet 0 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 _____
5. Tree Vouchers _____
6. Other Documents _____