

Catherine Mulvaney, et al

ACCOUNT NO. 10.0.8241

MAP 7

Warranty Deed 4/29/67 10/4/67 287 26

BOARDMAN-LUDINGTON

#3127

RECORDED IN DEEDS

LIBER 287 PAGE 26

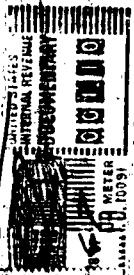
Recorded October 4, 1967 at 10:45 o'clock A.M. Liber 287 of Deeds, Page 26-27 Gladys Helfrich Register of Deeds.

This Indenture, made April 29, 1967 BETWEEN CATHERINE MULVANEY, also known as CATHERINE MULVANEY, of 520 Seymour, Lansing, Michigan, and JOHN MULVANEY and ELLEN MULVANEY, his wife, of 4915 Logan, Lansing, 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 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:

B 16A 440

A strip of land 330 feet in width across the NW 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 N 1/4 post of said section; run thence S 88° 57' 50" E along the North line of said section 1309.41 feet to the place of beginning of this description; thence continuing S 88° 57' 50" E along said North line of said section 1.65 feet to the East 1/8 line of said section; thence S 00° 14' 36" W along the East 1/8 line of said section 676.39 feet; thence S 29° 16' 20" W, 733.54 feet to the North 1/8 line of said section; thence N 89° 08' 30" W along the North 1/8 line of said section 375.2 feet to a point which is 581.86 feet distant E'ly from the North and South 1/4 line of said section as measured along the North 1/8 line of said section; thence N 29° 16' 20" E, 1502.55 feet to the place of beginning, excepting therefrom all mineral, coal, oil and gas and such other rights as were reserved unto the State of Michigan in that certain deed running from the Department of Conservation for the State of Michigan to John Mulvaney and Charles Mulvaney and Catherine Mulvaney, husband and wife, dated November 29, 1943, and recorded January 8, 1944 in Liber 147 of Deeds on page 95 of Grand Traverse County Records.



STATE OF MICHIGAN, County of Grand Traverse, ss. Traverse City, Mich. 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. Together with the above described premises 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, excepting all mineral, coal, oil and gas and such other rights as were reserved unto the State of Michigan as above mentioned, and that they will, and their heirs, executors and administrators shall forever WARRANT AND DEFEND the same against all lawful claims whatsoever, excepting all mineral, coal, oil and gas and such other rights as were reserved unto the State of Michigan as above mentioned.

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.

SEE NOTE #1 FOR ROADWAY ESMT.

Signed, and Delivered in Presence of Catherine Mulvaney, Catharine Mulvaney, John Mulvaney, John Mulvaney, Ellen Mulvaney, Ellen Mulvaney, C. H. Quivey, Charles H. Quivey

STATE OF MICHIGAN,) County of Ingham) ss. On April 29, 1967 before me, a Notary Public of JACKSON County, Michigan, acting in Ingham County, personally appeared Catharine Mulvaney

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 7, 1970 Charles H. Quivey Notary Public, Jackson County, Michigan.

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes location info: MICHIGAN STATE, Grand Traverse COUNTY, Blair TOWNSHIP, 16 SECTION, T 26 N R 11 W, 8.47A PLAT OR AREA.

Formerly 1870-D196-16

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MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. F-16874 Sheet 1 of 13 Sheets
 Plan & Profile No. NOTE #1 Sheet 1 of 1 Sheets
 Survey Map No. _____ Sheet _____ of _____ Sheets

(By Sale No. Grand Traverse Co #52) CECO granted an esmt for road with underground public utility facilities across the land on the caption of this tract, as follows:

1. Consumers Energy Company
4-18-97 Esmt - Roadway
2. Lamar Estates Association

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract _____ Forever, an esmt for road and underground public utility purposes on, over, under and across a certain pcl of ld in the Twp of Blair, Co of Gd Traverse, and State of Mich.,
2. Opinions of Title _____ desc-as follows:
3. Title Search _____
4. Mortgage Release _____ A 66 foot wide strip of ld across CECO's 330 foot wide strip of ld in the NW 1/4 of the NE 1/4 of Sec 16, T26N, R11W, sd strip being 33 ft on each side of a centerline desc as follows: To find the POB of the desc of the cen ln, comm at the N 1/4 cor of Sec 16 and run th S 89° 27' 02" E alg the N sec ln, 1309.13 ft to the W ln of CECO's 330 foot wide strip of ld; and th S 28° 44' 47" W (previously recorded as S 29° 16' 20" W), alg sd W ln, 1040.86 ft to the centerline of Holland Circle, and the POB of the desc of the centerline; th alg an 800 ft radius curve to the right, 237.56 ft, the chord of which bears S 39° 20' 42" E 236.69 ft; and th alg a 217.30 foot radius curve to the left, 115.35 ft, the chord of which bears S 46° 02' 45" E 114.00 ft, to the E ln of CECO's strip, and the POE of the desc of the centerline.

The sole purpose of this esmt is to provide a means of ingress to and egress from Grantee's ld lying NW'ly of Grantor's 330 foot wide strip of ld, of which the 66 foot wide strip of ld desc above is a part, and to allow for the installation and operation of underground public utility facilities within sd 66 foot wide strip. The road and underground public utility facilities is to run in an E'ly & W'ly direction, and the improved surface of the road shall be no more than 33 ft in width.

FOR OTHER CONDITIONS, SEE ORIGINAL IN FILE.

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

ACCOUNT NO. _____

MAP _____

LIBER 287 PAGE 27

WARRANTY DEED

RETURN TO LAND & R/W DEPT.
 CONSUMERS POWER CO.
 212 MICHIGAN AVE WEST
 JACKSON, MICHIGAN

Catharine Mulvaney
 and
 John & Ellen Mulvaney
 TO
 Consumers Power Co.

REGISTER'S OFFICE

County of Grand Traverse

This instrument was presented and received for
 record this 4th day of
 October A. D. 1967
 at 10:45 o'clock A. M. and
 recorded in Liber 287 of Deeds,
 on page 26-27 as a proper certificate
 was furnished in compliance with Section 3331,
 Compiled Laws of 1929, as amended by Act 261,
 P. A. of 1931.

Walter J. DeWitt
 Register of Deeds

STATE OF MICHIGAN)
 County of Ingham) ss

On this 29 day of April, 1967, before me, a Notary Public of
 Jackson County, Michigan, acting in Ingham County, personally
 appeared John Mulvaney and Ellen Mulvaney, to me known to be the same persons named in
 and who executed the foregoing instrument and who severally acknowledged the execution
 of the same to be their free act and deed.

Charles H. Quivey
 Charles H. Quivey
 Notary Public, Jackson County, Michigan
 My Commission expires September 7, 1970

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

1870-D-146-16

