

13 13A

TITLE DATA

CONSUMERS POWER COMPANY

304-D307-14

304-D307-14

John B. Heim and wife, Charlene L.

TRACT

Warranty Deed | 1/17/68 | 2/27/68 | 291 | 377 |

ACCOUNT NO.

MAP 1

BOARDMAN-LUDINGTON

#10-13416

RECORDED IN DEEDS

Recorded February 27, 1968 at 10:00 o'clock A.M. Lib. 291 of Deeds, Page 377-379

MICHIGAN Grand Traverse Blair STATE COUNTY TOWNSHIP 3 & 10 T 26 N R 11 W MUNICIPALITY SECTION TOWN RANGE PLAT OR AREA

WARRANTY DEED

This Indenture, made January 17, 1968 BETWEEN

JOHN B. HEIM and CHARLENE L. HEIM, also known as Charlene Heim, his wife, of Route 4, Box 729, Traverse City, 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, 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 3 D 11

Parcel 1: A parcel of land in the SE 1/4 of Section 3, T26N, R11W, described as follows: To find the place of beginning of this description commence at the S 1/4 post of said section; run thence S 89° 09' 50" E along the South line of said section 1539.09 feet; thence N 53° 06' 45" E, 109.02 feet to the place of beginning of this description; thence continuing N 53° 06' 45" E, 1045.57 feet to the East line of said section; thence N 00° 27' 31" W along said East line of said section 464.56 feet to a point which is 1310.31 feet distant S'ly of the E 1/4 post of said section as measured along the East line of said section; thence N 89° 08' 14" W, 165.04 feet; thence S 00° 27' 31" E, 180 feet; thence S 53° 06' 45" W, 1130.06 feet; thence S 28° 38' 45" W, 89.3 feet to the NE'ly line of the Pennsylvania Railroad right of way; thence S 60° 21' 34" E along the said NE'ly line of said Pennsylvania Railroad right of way 319.6 feet to the place of beginning, subject to the right of way for River Road across the SW'ly part thereof.

Parcel 2: A parcel of land in the NE 1/4 of Section 10, T26N, R11W, and in the SE 1/4 of Section 3, T26N, R11W, described as follows: To find the place of beginning of this description commence at the S 1/4 post of said Section 3; run thence S 89° 09' 50" E along the South line of said section 999.77 feet to the place of beginning of this description; thence continuing S 89° 09' 50" E along said South line of said section 325.86 feet; thence N 00° 32' 10" W, 247.55 feet; thence N 53° 06' 45" E, 106.10 feet to the SW'ly line of the Pennsylvania Railroad right of way; thence S 60° 21' 34" E along said SW'ly line of said railroad right of way 359.92 feet; thence S 53° 06' 45" W, 227.34 feet to the South line of said Section 3; thence continuing S 53° 06' 45" W, 1907.62 feet to the North and South 1/4 line of said Section 10; thence N 00° 32' 48" W along said North and South 1/4 line of said section 409.15 feet; thence N 53° 06' 45" E, 1239.15 feet to the place of beginning.

Parcel 3: A strip of land 330 feet wide across the NW 1/4 of Section 10, 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 00° 38' 51" E along the North and South 1/4 line of said section 758.42 feet; thence S 53° 06' 45" W, 922.89 feet to the North 1/8 line of said section and the place of beginning of this description; thence continuing S 53° 06' 45" W, 725.63 feet to the West 1/8 line of said section; thence S 00° 40' 08" E along said West 1/8 line of said section 409.04 feet; thence N 53° 06' 45" E, 1401.81 feet to the North 1/8 line of said section; thence N 89° 40' 19" W along said North 1/8 line of said section 545.62 feet to the place of beginning.

Excepting and reserving to first parties, their heirs or assigns, the easement and right to cross said land, above described as Parcels 1, 2 and 3, 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. Second party, by the acceptance of this instrument, agrees that it will not use said land in such a manner as to prohibit first parties from crossing said land.

SEE NOTE # 1 FOR SALE OF LAND ESMT SEE NEXT SHEET (L343, P855) FOR PCL 1 CORRECTIVE DEED

STATE OF MICHIGAN, County of Grand Traverse, ss. I hereby certify, that there are no taxes or titles held by the State or by individuals on the land herein described in the within instrument, and that all taxes due the State 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. Marian G. Root, Deputy Grand Traverse County Treasurer

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. A large 'METC' stamp is present in the AMOUNT column.

Formerly 1874-D196-5

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. F-16874 Sheet 1 of 13 §
Plan & Profile No. _____ Sheet of _____ !
Survey Map No. _____ Sheet of _____ S. _____

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

- 1. Abstract _____
- 2. Synopsis of Title _____
- 3. No Search _____
- 4. Mortgage Release _____

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

82

201 2878

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

Ernest Heim, John B. Heim, Charlene L. Heim, C. H. Quivey



STATE OF MICHIGAN,) ss. County of Grand Traverse,) On January 17, 1968 before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse County, personally appeared John B. Heim and Charlene L. Heim

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

STATE OF MICHIGAN,) ss. County of) On) 19 before me, a Notary Public of) County, Michigan, acting in) County, personally appeared)

to me known to be the same person as described in and who executed the within instrument, who severally acknowledged the same to be free act and deed. My commission expires 19 Notary Public, County, Michigan.

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

RETURN TO LAND & RIV. CO., CONSUMERS POWER CO., 212 MICHIGAN AVE. WEST JACKSON, MICHIGAN

WARRANTY DEED

John B. & Charlene L. Heim

TO Consumers Power Co.

REGISTER'S OFFICE, ss. County of Grand Traverse. This instrument was prepared and received for record this 27th day of February, A. D. 1968, at 10:00 o'clock, A. M., and recorded in Liber 291 of Deeds, on page 377-379 as a proper certificate was furnished in compliance with Section 3531, Compiled Laws of 1959, as amended by Act 261, P. A. of 1931. Gerdys Heppich, Register of Deeds.

1874-D196-14-5

MAPPED AND CHECKED

NOTE # 1 : (Grand Traverse #55) Consumers Energy Company granted an easement across the ld on the caption of this tract, as follows:

- | | |
|----------------------------------------|-------------------------------------------------------|
| 1. Consumers Energy Company
8-13-98 | Easement - Underground Elec Service & Telephone Cable |
| 2. NPI Wireless Traverse City, LLC | |

Forever, the easement and right for underground electric service and telephone cable purposes on, over, under, along and across that certain piece or parcel of land situate in the Township of Blair, County of Grand Traverse and State of Michigan, known and described as follows:

A strip of land 10 feet in width, being a part of a Consumers Energy Company 330 foot wide fee strip located in the Northwest 1/4 of Section 10, T26N, R11W, the centerline of said 10 foot wide strip of land being described as follows: To find the place of beginning of this description commence at the North 1/4 post of said section; run thence S00E38'51"E along the North and South 1/4 line of said section 758.42 feet; thence S53E06'45"W, 1643.52 feet, along the Northerly line of said fee strip to the place of beginning of this description; thence Southeasterly and perpendicular to said Northerly line a distance of 330 feet, more or less, to the point of ending of this description on the Southerly line of said Consumers Energy Company fee strip.

The easement hereby conveyed is for the sole and only purpose of locating, constructing and maintaining over and across said land underground electric cable and telephone cable. The route and course of said cables being described as follows:

Both to run in an Easterly and Westerly direction parallel with the above described easement centerline and to be buried a minimum of 3 feet beneath the surface of the land, said distance to be measured from the surface to the top of the cables.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

GENERAL ENGINEERING MAP REFERENCES

Line Map No. _____ Sheet _____ of _____ Sheets
Plan & Profile No. _____ Sheet _____ of _____ Sheets
Survey Map No. S.F. 16874 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 _____

TITLE DATA

CONSUMERS POWER COMPANY

TRACT 304-D307-14 (Contd)

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

ACCOUNT NO. _____

MAP _____

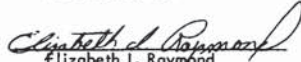
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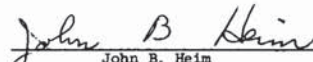
LIBER 343 PAGE 856

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and to Hold the said premises to the said party of the second part, and to its successors and assigns, to the sole and only proper use, benefit and behoof of the said party of the second part, its successors and assigns, Forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

Signed and Delivered
in Presence of:


Elizabeth I. Raymond


John B. Heim


Roger Watson


Charlene L. Heim

STATE OF MICHIGAN)
County of Grand Traverse) SS.

The foregoing instrument was acknowledged before me this 20th day of March, 1976, by John B. Heim and Charlene L. Heim.


Roger Watson
Notary Public, Grand Traverse County, Michigan

My commission expires December 1, 1976

1874-D146-14
-5-