

13

TITLE DATA

CONSUMERS POWER COMPANY

James J. Coyne and wife, Rita M. NAME OF GRANTEE
Warranty Deed 9/28/67 5/22/68 294 250
KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

ACCOUNT NO. W.O. 8241

TRACT 306-D307-11
MAP 7

BOARDMAN - LUDINGTON
RECORDED IN DEEDS
LIBER 294 250

Recorded May 22, 1968
at 11:00 o'clock A.M.
Liber 294 of Deeds, Page 250
Gladys Helfrich
Register of Deeds.

MICHIGAN Grand Traverse Blair
STATE COUNTY TOWNSHIP
SECTION 3 T26N R11W
MUNICIPALITY 102A
PLAT OR AREA

This Indenture, made September 28, 1967
BETWEEN
JAMES J. COYNE and RITA M. COYNE, his wife,
of Route 4, Box 601, 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 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 Val-
able Consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and ac-
knowledged, 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:

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
1325.63 feet; thence N 00° 32' 10" W, 247.55 feet; thence N 53° 06' 45" E,
240.52 feet to a point in the center line of River Road, which said point is
also the place of beginning of this description; thence continuing N 53° 06' 45"
E, 71.94 feet; thence S 28° 38' 45" W, 65.77 feet; thence N 60° 47' 15" W, 29.8
feet to the place of beginning.

Excepting and reserving to first parties, their heirs or assigns, the right to
landscape and mow said above-described land provided, however, that all trees,
native or ornamental, now or hereafter growing on said land shall not exceed 25
feet in height. In the event first parties shall fail to restrict such growth
or trim such trees in order to maintain said 25-foot elevation, second party
shall, upon giving six (6) months' written notice to first parties of such fail-
ure, have the right to remove or destroy all trees on said above-described land;
and first parties do hereby waive any claim or damage for the loss, destruction
or removal of all trees by second party. Such written notice shall be considered
as received when placed in the U.S. mail properly addressed to first parties at
the above address or at such other address as may hereafter be furnished in writ-
ing by first parties.

STATE OF MICHIGAN, County of Grand Traverse, ss., Traverse City, May 22, 1968. 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 of
collection at the time of recording of this instrument.
Together with all and singular the hereditaments and appurtenances thereto 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 incum-
brances 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
John P. Coyne
Rita M. Coyne
C. H. Quivey

STATE OF MICHIGAN
Grand Traverse County
027810
MICHIGAN TRANSFER TAX
\$0.55
Dept. of Taxation
MAY 22 1968
RS:10600

STATE OF MICHIGAN,)
Grand) ss.
County of Traverse) On September 28, 1967
before me, a Notary Public of Jackson County, Michigan, acting in Grand Traverse
County, personally appeared James J. Coyne and Rita M. Coyne,

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.

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

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. The table is mostly empty with some handwritten entries.

Formerly 1876-D 146-11

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B3D19
(52)

MAPPED
AND
CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. F-16874 Sheet 1 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 _____