

Kenneth Smith and wife, Frances A.

TRACT 14-D308-2

Warranty Deed 5/9/67 10/12/67 287 215

ACCOUNT NO. M.D. 8240

MAP 10

BOARDMAN-LIVINGSTON

RECORDED IN DEEDS

LIBER 287 PAGE 215

Recorded October 12, 1967 at 9:30 o'clock A.M. Liber 287 of Deeds, Page 215 Gladys Helfrich Register of Deeds

WARRANTY DEED

This Indenture, made May 9, 1967 BETWEEN

KENNETH SMITH and FRANCES A. SMITH, his wife, of Box 498, Route #4, 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 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 East Bay County of Grand Traverse and State of Michigan, and described as follows, to-wit:

18 The South 330 feet of the NE 1/4 of the NW 1/4 of Section 32, T27N, R10W.

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.

SEE NOTE #1 FOR LICENSE FOR DRIVEWAY. THE ABOVE LICENSE HAS BEEN CANCELLED AS OF 4-15-80



NOTARY PUBLIC: County of Grand Traverse, ss. Traverse City, Michigan, hereby certify, that there is no lien or title 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 up to the date of said instrument as appears by the records in my office. This does not cover taxes in arrears or collection by Township, Cities or Villages. M. G. Rood, Register, Grand Traverse County, Michigan, 1967

SEE NOTE #2 FOR R/W FOR FIBER OPTIC CABLE EASEMENT.

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 Ben W. Johnson, Ben W. Johnson, Mrs. Karen Meyer, Mrs. Karen Meyer, Kenneth Smith, Frances A. Smith

STATE OF MICHIGAN,)) ss. County of Grand Traverse) On May 9, 1967 before me, a Notary Public of Kent County, Michigan, acting in Grand Traverse County, personally appeared Kenneth Smith and Frances A. Smith

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

My commission expires September 14, 1969 Ben W. Johnson, Notary Public, Kent County, Michigan.

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

MICHIGAN Grand Traverse East Bay STATE COUNTY TOWNSHIP MUNICIPALITY SECTION TOWN RANGE 32 T 27 N R 10 W 10.07a PLAT OR AREA

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

Formerly 2183-D146-2

dw

MAPPED AND CHECKED

OTHER DATA AND NOTES

NOTE #1 (By Sale No. 189.336-1; T79-226) Consumers Power Company granted a License for Driveway across the land on the caption of this tract as follows:

1. Consumers Power Company
9-13-79 License for driveway X-2
2. Norman T. Brokaw & wf

SEE ORIGINAL IN FILE OR T# MICROFILM CARD.

THE ABOVE LICENSE FOR DRIVEWAY HAS BEEN CANCELLED BY THE COMPANY AS OF 4-15-80

Note #2 (189.245-4)

SALE NO: Vol. Transfer #12
 TO: AT+T
 DATE: 8-14-89
 Fiber Optic Cable Easement
 SEE GENERAL SALE FILE.

GENERAL ENGINEERING MAP REFERENCES

Map No.	Sheet	of	Sheets
<u>F-16878</u>			<u>8</u>
Plan & Profile No.	Sheet	of	Sheets
Survey Map No.	Sheet	of	Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Content
2. Options of Title
3. Title Search
4. Mortgage Release