

Thomas C. Strait and wife, Gwendolyn

Warranty Deed | 7/20/67 | 10/11/67 | 287 | 197 |

ACCOUNT NO. W.D. 8240

MAP 10

BOARDMAN-LIVINGSTON

RECORDED IN DEEDS

LIBER 287 PAGE 197

Recorded October 11, 1967 at 1:02 o'clock P.M. Lib. 287 of Deeds, Page 197. Gladys Helfrich Register of Deeds.

WARRANTY DEED

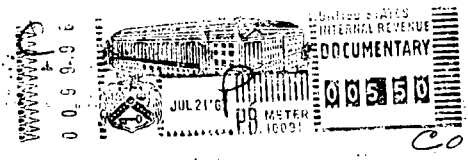
This Indenture, made July 20, 1967 BETWEEN THOMAS C. STRAIT and GWENDOLYN STRAIT, his wife, of Route #4, Box 815, Traverse City, Michigan, parties of the first part, and CONSUMERS POWER COMPANY, a corporation duly authorized to do business in Michigan and having its principal office therein at 212 West Michigan Avenue, Jackson, Michigan 49201, \$4500.00 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:

The South 20 rods of the W 3/4 of the N 1/2 of the N 1/2 of Section 33, T27N, R10W.

SEE NOTE #1 FOR R/W FOR FIBER OPTIC CABLE EASEMENT.

STATE of MICHIGAN, County of Grand Traverse, ss. Traverse City, October 11, 1967, I hereby certify, that there are no tax liens or rights 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 full year preceding the date of this instrument as appears by the records in my office. This does not cover taxes in process of collection. M. A. Root, Deputy Grand Traverse County Treasurer.



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 Thomas C. Strait, Gwendolyn Strait, Ben W. Johnson, LeRoy Strait.

STATE OF MICHIGAN, County of Grand Traverse, On July 20, 1967 before me, a Notary Public of Kent County, Michigan, acting in Grand Traverse County, personally appeared Thomas C. Strait and Gwendolyn Strait.

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 PLAT OR AREA

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes handwritten note 'Formerly 2185-D146-2'.

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES
 Map No. F-16878 Sheet 1 of 8 Sheets
 Plan & Profile No. _____ Sheet _____ of _____ Sheets
 Survey Map No. _____ Sheet _____ of _____ Sheets

Note #1: (189.245-4)
 SALE NO: Gd. Traverse #12
 TO: AT & T
 DATE: 8-14-89
 Fiber Optic Cable Easement
 SEE GENERAL SALE FILE.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract _____
2. Opinions of Title _____
3. Title Search _____
4. Mortgage Release _____

NOTE #2: (By Sale No. Gd Traverse Co #53) CECO granted an esmt for roadway and underground utility purposes across the land on the caption of this tract, as follows:

1. Consumers Energy Company
8-28-97 Esmt - Roadway and Underground Utility Line
2. Edward T Brown, Jr & wf

The esmt and r/w for roadway & underground utility ln purposes on, under and across certain ld situate in the Twp fo East Bay, Co of Gd Traverse, and State of Mich., known & desc as follows, to wit:

A 66 foot wide strip of ld in the NW 1/4 of the NE 1/4 of Sec 33, T27N, R10W, the centerline of which is desc as follows: To find the POB of this centerline desc, comm at the E 1/4 cor of sd Sec 33; th N 00 deg 54' 50" E alg the E ln of sd sec, 1329.14 ft to the S ln of the N 1/2 of the NE 1/4 of sd sec; th alg sd S ln N 89 deg 12' 57" W, 1497.65 ft to the POB of this centerline desc; th N 00 deg 45' 17" E 330 ft to the POE of sd centerline.

The esmt herein granted is for the sole and only purpose of constructing, maintaining, repairing and using: (1) a roadway running in a N'ly & S'ly direction across the above-desc premises for the purpose of ingress to and egress from adj ld of Grantees, and (ii) underground utility lines running in a N'ly & S'ly direction under and across sd above-desc premises for the purpose of service to Grantees' sd adj ld. Sd underground utility lns shall be buried a minimum of 3 ft beneath the surface of the ground, sd distance being measured vertically from the surface of the ground to the top of sd utility lns.

FOR OTHER CONDITIONS, SEE ORIGINAL IN FILE.