

James W. Mitchell, a single man

13

Warranty Deed 7/22/67 10/11/67 287 198

ACCOUNT NO. W.O. 8240

MAP 11

BOARDMAN-LIVINGSTON

RECORDED IN DEEDS

LIBER 287 FOR 198

Recorded October 11, 1967 at 1:00 o'clock P.M. Libr. 287 of Deeds, Page 198 Gladys Helfrich Register of Deeds

WARRANTY DEED

This Indenture, made July 22, 1967 BETWEEN

JAMES W. MITCHELL, a single man, of Route 2, Rusch Road, Traverse City, Michigan, party 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 Garfield, County of Grand Traverse and State of Michigan, and described as follows, to-wit:

18 GA 495 (1002)

A parcel of land in the S 1/2 of the NE 1/4 of Section 35, T27N, R11W, described as follows: To find the place of beginning of this description commence at the Northeast corner of said section; run thence S 00° 02' 52" W along the East line of said section 1318.05 feet to the North 1/8 line of said section and the place of beginning of this description; running thence N 89° 19' 10" W along said North 1/8 line of said section 2633.41 feet to the North and South 1/4 line of said section; thence S 00° 13' 57" W along said North and South 1/4 line of said section 330.01 feet; thence S 89° 19' 10" E, 1441.26 feet; thence N 87° 03' 29" E, 1194.75 feet to the East line of said section; thence N 00° 02' 52" E along said East line of said section 254.53 feet to the place of beginning.

Excepting and reserving to first party the right to cut, clear and remove any trees now standing on said above-described land on or before December 31, 1970. All title to all trees not cut, cleared or removed from said land on or before midnight, December 31, 1970, shall vest in second party, its successors and assigns.

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

STATE OF MICHIGAN, County of Grand Traverse, ss. Traverse City, October 11, 1967, 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 year 1967. This instrument is subject to any other tax liens that do not appear in process of collection by the State, City or County of Grand Traverse and 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

Ben W. Johnson

Mary L. Mack

James W. Mitchell James W. Mitchell



STATE OF MICHIGAN,) County of Grand Traverse) ss. On July 22, 1967 before me, a Notary Public of Grand Traverse County, Michigan, acting in Grand Traverse County, personally appeared James W. Mitchell,

to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his free act and deed.

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

Formerly 2171-D146-15

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes sub-headers for MICHIGAN STATE, Grand Traverse COUNTY, Garfield TOWNSHIP, Section 35, T 27 N, R 11 W, Municipality, and Plat or Area.

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. <u>F-16878</u>	Sheet <u>1</u>	of <u>8</u>	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 _____

Map #1 (189 245-1)

SALE NO: <u>S.O. Travers #12</u>
TO: <u>A-T-T</u>
DATE: <u>8-14-89</u>
Fiber Optic Cable Easement
SEE GENERAL SALE FILE.