

Thomas Strait, et al

TITLE DATA

2 0

TRACT 5-D308-12

Warranty Deed

NAME OF GRANTOR 6/30/67 DATE OF INST. 10/11/67 287 LIBER 201 PAGE

ACCOUNT NO. W.O. 8240

MAP 11

BOARDMAN-LIVINGSTON

RECORDED IN DEEDS

WARRANTY DEED

DEED 287 LIBER 201

Recorded October 11, 1967 at 1:00 o'clock P.M. Lib. 287 of Deeds, Page 201 Gladys Helfrich Register of Deeds

This Indenture, made June 30th 1967

BETWEEN

THOMAS STRAIT and GWENDOLYN STRAIT, his wife; and LEO STRAIT (a/k/a Leo R. Strait) and DONNA STRAIT (a/k/a Donna A. Strait), his wife, all of 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 Garfield, County of Grand Traverse and State of Michigan, and described as follows, to-wit:

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A strip of land 330 feet in width across the W 1/2 of the NW 1/4 of Section 36, T27N, R11W, described as follows: To find the place of beginning of this description commence at the Northwest corner of said section; run thence S 00° 02' 52" W along the West line of said section 1242.13 feet to the place of beginning of this description; thence continuing S 00° 02' 52" W along said West line of said section 330.45 feet; thence N 87° 03' 29" E, 1322.15 feet to a point on the West 1/8 line of said section which said point is 1500.88 feet distant S'ly as measured along said West 1/8 line of said section from the North line of said section; thence N 00° 07' 31" E along said West 1/8 line of said section 330.47 feet; thence S 87° 03' 29" W, 1322.6 feet to the place of beginning; subject to the various utility easements of record.

Excepting and reserving to first parties, their heirs or assigns, the easement and right to cross said strip 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, and also excepting and reserving to those first party grantors, LEO R. STRAIT and DONNA A. STRAIT, their heirs or assigns, not more than three easement rights-of-way (directly North to South) to cross said strip, each of 66 feet in width, at locations of aforesaid grantor's sole choosing, but provided that no such right-of-way side-line shall be nearer than 50 feet to any CONSUMERS POWER COMPANY structure on land hereinabove conveyed.

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.

SEE NOTE #1 FOR R/W FOR UNDERGROUND TELEPHONE CABLE.

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

Armond J. Bardsdall Notary Public, Grand Traverse County, Michigan. Helen M. Johnson

Thomas Strait, Gwendolyn Strait, Leo Strait, Donna Strait

STATE OF MICHIGAN,) County of GRAND TRAVERSE) ss. On June 30th 1967 before me, a Notary Public of Grand Traverse County, Michigan, acting in Grand Traverse County, personally appeared Thomas Strait, Gwendolyn Strait, Leo Strait and Donna 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 Sept. 7th 1969

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

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. Includes location info: MICHIGAN STATE, Grand Traverse COUNTY, Garfield TOWNSHIP, Section 36, T 27 N R 11 W, 10-02-a PLAT OR AREA.

STATE OF MICHIGAN, County of Grand Traverse, ss. Traverse City, Michigan, hereby certify, that there are no tax liens or other encumbrances 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 shown by the records on file in my office. Grand Traverse County Treasurer

Formerly 2174-D146-12

MAPPED AND CHECKED

NOTES AND OTHER DATA

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

NOTE #1:

(By Sale No. Grand Traverse Co. #5; 189.412-0) Consumers Power Company granted a r/w for an underground telephone cable across the land on the caption of this tract and other lands as follows:

1. Consumers Power Company R/W for Underground Telephone Cable.
12-6-82 X-12
2. Michigan Bell Telephone Co.

The esmt and right to construct and maintain, repair and replace an underground telephone cable alg, upon, over, under and across that certain piece or pcl of ld situate in the Twp of Garfield, Co of Grand Traverse and State of Mich, desc as follows:

The E'ly 17 ft of a strip of ld in the NW $\frac{1}{4}$ of Sec 36, T27N, R11W, sd distance being measured at right angles to the SW'ly ln of State Rd, sd strip of ld being desc as follows: To find the pob of sd strip of ld, comm at the NW cor of sd sec, run th S 00° 02' 52" W alg the W ln of sd sec 1242.13 ft to the pob of this desc, th cont S 00° 02' 52" W alg sd W ln of sd sec 330.45 ft, th N 87° 03' 29" E, 1636.43 ft to a pt on the SW'ly ln of State Rd, th NW'ly alg sd SW'ly ln of sd State Rd 412.80 ft, th S 87° 03' 29" W, 1371.22 ft to the pob.

The r/w hereby conveyed and released is for the sole and only purpose of locating and establishing upon, over, under and across sd above-desc premises, an underground telephone cable buried approx two and one-half (2-1/2) ft beneath the surface of sd ld to the top of sd cable, on a route desc as follows:

The cen ln of sd underground telephone cable is to be located:

In a NW'ly & SE'ly direction upon, over, under and across sd above-desc ld.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

Not #2 (189.245-4)

SALE NO: <u>Gr. Traverse #12</u>
TO: <u>AT & T</u>
DATE: <u>8-14-89</u>
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 _____