

Document # 3133392

STATE OF MICHIGAN

KALKASKA COUNTY

RECORDED: 01/04/2017 9:10 AM

PAGES: 4

RECORDING FEE: \$ 30.00

JOANN DEGRAAF REGISTER OF DEEDS



Tx:4039696  
12/27/2016 3:15:00 PM

WARRANTY DEED

WARRANTY DEED

THE GRANTOR(S): DONNA M. REBMAN PENJAK, A SINGLE WOMAN, whose address is 8790 Ruttan Road NW, Alden, Michigan 49612-9612, conveys and warrants to Michigan Electric Transmission Company, LLC, a Michigan limited liability company, whose address is 27175 Energy Way, Novi, MI 48377, the following described premises situated in the Township of Clearwater, County of Kalkaska, State of Michigan:

[SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF]

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, including riparian rights, easements, rights-of-way, roadways, water and water rights, timber and timber rights and air rights, for the amount set forth in the accompanying Real Estate Transfer Tax Valuation Affidavit.

Public Act 591 of 1997 requires the following: this property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants the Grantee the right to make all division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

Subject only to those encumbrances listed on Exhibit B.

Dated this 21<sup>st</sup> day of December, 2016.

DRP JMV

**Affidavit Filed**

*G*  
*lp*

IN WITNESS WHEREOF, this Warranty Deed has been executed to be effective as of the date first above written.

GRANTOR:

By: Donna M. Rebman Penjak  
Name: Donna M. Rebman Penjak

STATE OF MICHIGAN )  
 )SS.  
COUNTY OF KALKASKA )

The foregoing Warranty Deed was acknowledged before me this 19 day of December, 2016, by Donna M. Rebman Penjak, a single woman.

Joseph M. Van Antwerp  
Notary Public  
Grand Travers County, Michigan  
My Commission Expires: July 24, 2020  
Acting in Kalkaska

County Treasurer's Certificate		City Treasurer's Certificate
Drafted By: Rebecca L. Takacs (P60335) ITC Holdings Corp. 27175 Energy Way Novi, MI 48377	When Recorded Return To: Steve Cooper ITC Holdings Corp. 27175 Energy Way Novi, MI 48377	Send Subsequent Tax Bills to: Michigan Electric Transmission Company LLC Attn: Tax Department 27175 Energy Way Novi, MI 48377

Recording Fee: \_\_\_\_\_  
Tax I.D. No.: \_\_\_\_\_

EXHIBIT A

LEGAL DESCRIPTION

Real property situated in the Township of Clearwater, County of Kalkaska, State of Michigan, described as follows:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 12, Town 28 North, Range 8 West, Clearwater Township, Kalkaska County, Michigan described as follows:

Commencing at the West 1/4 Corner of Section 12, Town 28 North, Range 8 West;  
thence South 89 degrees 18 minutes 14 seconds East, along the East-West 1/4 line of Section 12 and the centerline of Plum Valley Road (66 feet wide), 658.04 feet to the **Point of Beginning**;  
thence North 00 degrees 33 minutes 16 seconds East 1325.59 feet;  
thence South 89 degrees 17 minutes 26 seconds East, along the North line of the Southwest 1/4 of the Northwest 1/4 of Section 12, 658.87 feet;  
thence South 00 degrees 33 minutes 16 seconds West, along the East line of the Southwest 1/4 of the Northwest 1/4 of Section 12, 1325.43 feet;  
thence North 89 degrees 18 minutes 14 seconds West, along the East-West 1/4 line of Section 12 and the centerline of Plum Valley Road (66 feet wide), 658.87 feet to the **Point of Beginning**.  
Subject to the rights of the public over the Southerly 33 feet thereof as occupied by Plum Valley Road. Contains 20.049 acres.

Commonly known as: Vacant land located near the intersection of Plum Valley Road and Ruttan Road consisting of approximately 20.04 acres  
Part of Tax Parcel Identification No.: 004-012-009-11

Office of County Treasurer Kalkaska, Mich. 12-28 2016  
I hereby certify that there are no tax lien or title held by the State or an individual against the within description and all taxes on same are paid for 5 years previous to the date of this instrument as appears by the records of my office. This does not include taxes in the process of collection, board of reviews, PRE denials or tax tribunal.  
Valerie Thornburg MO  
Kalkaska County Treasurer

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes and assessments that are a lien on the property but not yet due and payable.
2. Right of Way in favor of Consumers Power Company as recorded in Liber 71, page 47.
3. Right of Way Grant in favor of Atlas Gas & Oil Company, LLC, recorded February 11, 2008 in Instrument No. 3083590.
4. Easement in favor of Michigan Electric Transmission Company, LLC as recorded April 6, 2009 in Instrument No. 3089964.
5. Easement in favor of Michigan Electric Transmission Company, LLC as recorded January 28, 2009 in Instrument No. 3089032.