

TITLE DATA

SEE NOTE #1

NAME OF GRANTOR

TRACT 64-D1-3

ACCOUNT NO.

MAP

KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

3.79 acres

MICHIGAN STATE

Lake COUNTY

Newkirk TOWNSHIP

MUNICIPALITY

24 SECTION

T 19 N R 12 W TOWN RANGE

PLAT OR AREA

DEED OF REAL ESTATE AT PRIVATE SALE—LAW 1915. (3025)

DOUGLASS BROS. & CO., Kalamazoo, Mich. 490

Know all Men by these Presents, That I, Charles A. Schall, of Luther, Mich., Administrator of the estate of Damien Savage, deceased,

pursuant to an order of the Judge of Probate for the County of Lake and State of Michigan, made at a session of said Probate Court, held at the Probate Office in the Village of Baldwin, in said County and State, on the 2nd day of January, A. D. 1917, authorizing, empowering and licensing me, the said Charles A. Schall, Administrator, to sell and dispose of, in conformity to the Statute in such case made and provided, so much of the Real Estate whereof the said Damien Savage, died, seized, for the purpose, as in said Order mentioned, did sell and dispose of, at Private Sale, all of the estates, right, title and interest of said Damien Savage, deceased, in and to certain Real Estate and premises, in said Order set forth and hereafter described, to The Fosco Land Company of Jackson Michigan which said sale was, by an Order made by the said Judge of Probate, on the 24th day of July, A. D. 1917, duly Approved and Confirmed, and I, the said Charles A. Schall, Administrator, was directed and empowered to execute and deliver a proper conveyance of said Real Estate, so sold and disposed of at Private Sale, to The Fosco Land Company, of Jackson, Mich., the purchaser thereof, agreeable to the Statute in such case made and provided.

Now, therefore, Know Ye, That Charles A. Schall, Administrator, by virtue and in pursuance of the said several orders and decrees above referred to, and in consideration of the sum of Eight Hundred Dollars, paid to me, the said Charles A. Schall, Administrator, by the said Fosco Land Company, of Jackson, Mich., the receipt whereof is hereby acknowledged, I have sold and disposed of, and do hereby grant, sell and convey unto the said Fosco Land Company, of Jackson, Mich., its Successors and assigns, FOREVER, all the estate, right, title and interest of the said Damien Savage, deceased, and his said estate, in and to the following described lands, to-wit: The North-east Quarter (N.E. 1/4) of the North-west Quarter (N.W. 1/4) of Section Twenty-four (24) Township Nineteen (19) North of Range Twelve (12) West, Newkirk Township, Lake County, Michigan, and containing forty acres of land be the same more or less according to the U.S. Survey thereof.

(Approval in writing executed by the Michigan Trust Company, as Guardian of the estate of Labrun Savage, Adrian Savage, Horace Savage Victor Savage, Walter Savage and Pierre Savage, Minors, heirs of the Estate of Damien Savage, deceased, to this sale hereby evidenced, having been heretofore duly made and attached hereto, and made a part hereof, in accordance with the provisions of the Judicature Act of Michigan, 1915, same being Chapter LXX of Subdivision four under section two found on page 387 of said act.)

See TRACT 64.1-D1-3 FOR INGRESS & EGRESS

BALANCE

\$ 943.00

TRANSFERS

AMOUNT

\$ 943.00

ITEMS OF COST

Original Cost (See LR-4, Vol. 1-B, Exhibit IX & Vol. 1-C, Schedule "B," Working Papers.)

JOURNAL ENTRY

707

DATE

Nov 1962

MAPPED AND CHECKED

40 YR. AFF'T. RECORDED 1956

40 YR. AFF'T. RECORDED 1993 #37

GENERAL ENGINEERING MAP REFERENCES

Line Map No. 2251 Sheet 3 of 8 Sheets
 Plan & Profile No. _____ Sheet _____ of _____ Sheets
 Survey Map No. _____ Sheet _____ of _____ Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract Yes (2)
2. Opinions of Title _____
3. Title Search _____
4. Mortgage Release _____
5. Tree Vouchers _____
6. Other Documents Yes

NOTE #1

Iosco Land Company acquired the land described on the caption of this tract as shown by the title history. The disposition of this land by Iosco Land Company runs as follows:

- A. 1. [Iosco Land Company] ⁽¹³⁾
 8-22-17 8-29-17 54-213 W.D.
2. Consumers Power Company

Forever, all that certain piece or parcel of land situated in the Township of Newkirk, County of Lake and State of Michigan, known and described as follows, to-wit:

⁽¹⁸⁾ [So much of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec 24, T 19 N, R 12 W, as is included in a strip of 1d 100 ft wide running across same being 50 ft wide on each side of a ctr line which is desc as beg on S line of sd sec 24 at a pt 48.8 ft W of the SE cor of sd sec; run th N 36 $\frac{1}{2}$ ° W to the N line of sd sec at a pt 1300 ft E of the NW corner of sd section.]

- B. 1. Iosco Land Company
 6-6-34 Cov't Deed (See TRACT 64.1-D1-3) WX-3
2. Ward H. Cutler

Forever, all that certain piece or parcel of land, situate, lying and being in the Township of Newkirk, County of Lake and State of Michigan, known and desc as follows, to-wit:

The NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 24, T 19 N, R 12 W, except a strip of 1d 100 ft wide conveyed to Consumers Power Co by warranty deed dated August 22, 1917, and recorded in Lake County Register's office August 29, 1917, in Liber 54 of deeds on page 213.

[Also excepting and reserving to 1st party, its successors & assigns, the easement & right to maintain a driveway or roadway over & across the lds hereby conveyed for the purpose of operating vehicles or otherwise in patrolling, repairing & maintaining the transmission line of Consumers Power Co, following the most desirable route across sd premises.]

Also saving, excepting & reserving out of this conveyance & always reserving unto the sd Iosco Ld Co, party of the 1st part, its successors & assigns, all mineral, coal, oil & gas lying & being on, within, or under the sd lds hereby conveyed, with full & free liberty & power to the sd 1st party & to its successors & assigns, lessees, agents, & workmen, & all other persons by its authority or permission, whether already given or hereafter to be given, at any time & from time to time, to enter upon sd lds & take all usual, necessary or convenient means for exploring, mining, working, piping, getting, laying up storing, dressing, making merchantable, & taking away the sd minerals, coal, oil, & gas & other minerals, together with the right to lay pipe lines on, over or across sd premises from the wells, mines, or shafts sunk upon the same for the purpose of removing the oil, gas, or other minerals from the premises, also saving & reserving unto 1st party the right of ingress & egress over and across all the above mentioned lds, also reserving the right to sink shafts or drill for oil, gas or other minerals, at any place upon sd property at any time hereafter.

- C. 1. Iosco Land Company
 11-5-35 12-23-35 94-98 General Deed
2. Consumers Power Company

All rights reserved to 1st party on the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec 24, T 19 N, R 12 W, in deed to Ward H. Cutler, dated June 6, 1934

TITLE HISTORY

1. Charles A. Schall, Adm
 7-25-17 8-14-17 54-251 Adm Deed
2. Iosco Land Company
3. SEE NOTE #1