

TITLE DATA

Benjamin F. Bragg, et al (13) (13A)

NAME OF GRANTOR

Perpetual Easement | 1-20-54 | 4-5-54 | 81 | 479 |

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

ACCOUNT NO. 100.110-340.000

MAP 8

602805

4.540104

RECEIVED FOR RECORD

Date April 15, 1954 - 10 a.m.

Margaret McKellar, Register of Deeds

Parce F No. 83 & 85

LIBER 81 PAGE 479

Benjamin F. Bragg and Jane C. Bragg, his wife and in her own right; Boyd N. Shertzler and Georgia A. Shertzler, his wife and in her own right; Ruth C. Schultz,

first parties, in consideration of One Dollar (\$1.00) to them paid by the CONSUMERS POWER COMPANY, a Maine corporation authorized to do business in Michigan, at 212 W. Michigan Ave., Jackson, Michigan, second party, receipt of which is hereby acknowledged, CONVEY and WARRANT to the second party, its successors and assigns, Forever, the easement and right to erect, lay and maintain lines consisting of poles, wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over, under and across the following described parcel of land, including all public highways upon or adjacent to said parcel of land, which parcel is situate in the Township of Rust, County of Montmorency, and State of Michigan, to-wit:

The Southwest one-quarter (1/4) of the Southeast one-quarter (1/4) of Section thirty-one (31); the North one-half (1/2) of the Southeast one-quarter (1/4) of Section thirty-one (31); the South one-half (1/2) of the Northeast one-quarter (1/4) of Section thirty-one (31); the Southwest one-quarter (1/4) of the Northwest one-quarter (1/4) of Section thirty-two (32), and the Northwest one-quarter (1/4) of the Southwest one-quarter (1/4) of Section thirty-two (32), being in Township thirty (30) North, Range four (4) East.

The route to be taken by said lines of poles, wires, cables and conduits across, over and under said land being more specifically described as follows:

Second party may locate said route in a Northeasterly and Southwesterly direction on, over and across said above described land along or adjoining as near as practicable a line, which said line is described as beginning at a point not more than 100 feet East of the East, North and South eighth line of Section 12, Township 29 North, Range 3 East, at a point not more than 700 feet nor less than 500 feet South of the North line of said Section, running thence Northeasterly to a point not more than 100 feet West of the West, North and South eighth line of Section 32, Township 30 North, Range 4 East, at a point not more than 200 feet North of the North, East and West eighth line of said Section 32.

With full right and authority to the second party, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, improving, enlarging and maintaining such cables, conduits and poles and other supports, with all necessary braces, guys, anchors, manholes and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and/or communication, and to trim, remove, destroy or otherwise control any trees and brush which may, in the opinion of said second party, interfere or threaten to interfere with or be hazardous to the construction, operation and maintenance of said lines. It is expressly understood that no buildings or other structures will be placed under such wires and/or over such cables without the written consent of said second party. It is expressly understood that non-use or a limited use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein authorized.

SEE NOTE #1 FOR PARTIAL RELEASE OF THE ABOVE EASEMENT

Michigan	Montmorency	Rust
STATE	COUNTY	TOWNSHIP
		31 & 32
		T30N R4E
		SECTION TOWN RANGE

BALANCE		TRANSFERS		AMOUNT		ITEMS OF COST		JOURNAL ENTRY		DATE	
	\$708 05				\$708 05		Original Cost (See Volume LR4, Exhibit 103a, Working Papers)	200)	Dec 1954		
								581)	Nov 1955		



OTHER DATA AND NOTES

NOTE #1 (By W.O. #9927;T74-311) Consumers Power Co. granted a partial release of the esmt shown on the caption of this tractas follows:

GENERAL ENGINEERING MAP REFERENCES  
Line Map No. 15695 Sheet 5 of 14 Sheets  
Plan & Profile No. 15695 Sheet 20 of 59 Sheets  
Survey Map No. \_\_\_\_\_ Sheet of Sheets

1. Consumers Power Co.  
8-28-74  
① 2. [ Kenneth W. Colebeck & wf. ] Partial Release X-1  
Quitclaim Deed

Forever, all the esmts, rights and privileges on, over, under and across the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 31, T30N, R4E, Rust Twp., Montmorency Co., Mich.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract \_\_\_\_\_
2. Opinions of Title \_\_\_\_\_
3. Title Search \_\_\_\_\_ Yes \_\_\_\_\_
4. Mortgage Release \_\_\_\_\_
5. Tree Voucher \_\_\_\_\_ Yes \_\_\_\_\_

TITLE HISTORY

1. Benjamin F. Bragg and Jane C. Bragg, his wife; Boyd N. Shertzer and Georgia A. Shertzer, his wife; Ruth C. Schultz  
1-20-54 4-5-54 81-479 Esmt
2. Consumers Power Company

ACCOUNT NO. \_\_\_\_\_

MAP \_\_\_\_\_

37

DEED 81-D103-1

-2-

Second party to pay at the rate of Eighty Dollars (\$80.00) per mile of length of the line of poles and wires across said above described premises, the same to be paid before any work is done on the land, and also to pay for any damage to crops in erecting and maintaining said line of poles and wires.

WITNESS the hand s and seal s of the part ies of the first part, this 20th day of January 1954 .

Signed, Sealed and Delivered in Presence of

<u>Mrs. Charles E. Coe</u> Marilyn Coe	<u>Benjamin F. Bragg</u> (L.S.) Benjamin F. Bragg
<u>G. H. VerPlanck</u> G. H. VerPlanck	<u>Jane C. Bragg</u> (L.S.) Jane C. Bragg
<u>Joan M. Richards</u> Joan M. Richards	<u>Boyd N. Shertzer</u> (L.S.) Boyd N. Shertzer
<u>G. H. VerPlanck</u> G. H. VerPlanck	<u>Georgia A. Shertzer</u> (L.S.) Georgia A. Shertzer
<u>Dixie Louise Cannon</u> Dixie Louise Cannon	<u>Ruth C. Schultz</u> (L.S.) Ruth C. Schultz
<u>G. H. VerPlanck</u> G. H. VerPlanck	_____ (L.S.)
<u>Mamie Jenkins</u> Mamie Jenkins	_____ (L.S.)
<u>G. H. VerPlanck</u> G. H. VerPlanck	_____ (L.S.)

STATE OF MICHIGAN )  
 )ss.  
County of...Oakland.....)

On this 20th day of January - 1954, before me, a Notary Public of Jackson County, Michigan, acting in Oakland County, personally appeared Benjamin F. Bragg and Jane C. Bragg to me known to be the same person s named in and who executed the foregoing instrument, and severally acknowledged the execution of the same to be their free act and deed.

George Harold VerPlanck  
George Harold VerPlanck  
Notary Public, Jackson Co., Mich.  
My Commission expires July 28, 1956

CONSUMERS POWER COMPANY, a Michigan corporation, 212 West Michigan Avenue, Jackson, Michigan, (successor by merger to Consumers Power Company, a Maine corporation), party of the first part. In consideration of the sum of One Dollar (\$1.00) to it paid by FERRETH W. COLBECK AND MARY JUNE COLBECK, his wife, 1149 W. Knox Road, Beaverton, MI 48612

parties of the second part, receipt of which is hereby acknowledged.

CONVEYS AND QUIT-CLAIMS

to the parties of the second part, their heirs, executors and assigns, forever

All the easements, rights and privileges on, over, under and across the South 1/2 of the Northeast 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 30 North, Range 4 East, Rust Township, Montmorency County, Michigan,

as granted and conveyed to first party in the conveyance hereinafter mentioned, to wit:

Conveyance of right of way made by Benjamin F. Bragg and Jane C. Bragg, his wife; Boyd N. Shertzer and Georgia A. Shertzer, his wife; and Ruth C. Schultz, dated January 20, 1954 and recorded April 5, 1954 in the Montmorency County Register of Deeds' Office in Liber 81 on Page 479;

intending hereby to release said easements, privileges and rights of way ONLY insofar as they apply to the premises above described, and said easements, rights and privileges are to remain in full force and effect as to the remainder of the premises described in said conveyance.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its Manager of Land and Electric Right of Way this 28th day of August, A.D., 1974

WITNESSES:

Carol J. Kielar  
Carol J. Kielar  
Helen M. Harsch  
Helen M. Harsch

CONSUMERS POWER COMPANY

by W. L. Reid  
W. L. Reid  
Manager of Land and Electric Right of Way

APPROVED AS TO FORM  
CONSUMER COMPLAINT  
DIVISION

STATE OF MICHIGAN )  
                                  ) s.  
County of Jackson )

The foregoing instrument was acknowledged before me this 28th day of August, 1974 by W. L. Reid, Manager of Land and Electric Right of Way of CONSUMERS POWER COMPANY, a Michigan corporation, on behalf of the corporation.

Carol J. Kielar  
Carol J. Kielar  
Notary Public, Jackson County, Michigan  
My commission expires February 22, 1978

T 74-311

1149 W. Knox Road  
Beaverton, Michigan 48612

Mr. E. N. Hunt  
Field Investigations Supervisor  
Land and Electric Right of way  
Consumers Power Company  
1945 Parnall Road  
Jackson, Michigan 49201

RECEIVED

SEP 10 1974

LAND & ELECT. R/W DEPT.

In Re:

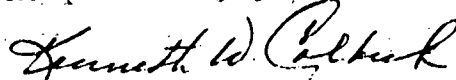
Your File #2319  
Montmorency County

Dear Mr. Hunt:

Relative to the above wish to express our deep thanks  
for your efforts in processing the partial easement  
release on our property in Montmorency County.

The Quit Claim was recorded Sept. 3, 1974 in the  
Montmorency County Register of Deeds Office - Liber  
155, Page 529.

Respectrully yours,

  
Kenneth W. Colbeck

KWC:mjc