



Real Estate Department

Work Order No.: A0003125  
Circuit: Pontiac-Kern-Bloomfield  
Business Unit: ITC

Date: March 1, 2017  
To: Records Center  
From: Margaret Wessel Walker  
[mwalker@itctransco.com](mailto:mwalker@itctransco.com)  
Real Estate  
Subject: Vegetation Management Easement  
Parcel ID: 14-15-326-002  
PKB 2743 & 2744

Attached are documents related to the acquisition of a Vegetation Management Easement dated September 3, 2013 to International Transmission Company (ITC) from George T. Garland and Gloria L. Garland, husband and wife, whose address is 1461 N. Perry Street, Pontiac, MI 48340.

The easement was acquired for additional rights needed and located in Part of the SE ¼ of Section 15, City of Pontiac, Oakland County, MI (T3N R10E).

The consideration given for the aforementioned acquisition was **\$3,600.00**  
The acquisition was negotiated by NSI Consulting and Development.

Please incorporate into Right of Way File No.: **T72838** and cross reference ROW#: **R7922 and R12392**

Attachment (s)

CC: M. Ely  
N. Spencer  
S. Gagnon  
J. Gruca  
K. Jenkins  
C. Scott  
J. Andree  
[Fixedassetsgroup@itctransco.com](mailto:Fixedassetsgroup@itctransco.com)

2013 SEP 12 PM 2:01

233805  
LIBER 46309 PAGE 848  
\$16.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
09/12/2013 02:06:33 P.M. RECEIPT# 127687  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

### VEGETATION MANAGEMENT EASEMENT

On Sept 3, 2013, for (good and valuable consideration) the receipt of which is hereby acknowledged, Grantor conveys and warrants to Grantee, its successors and assigns, a permanent easement ("Easement") over, under, across and through a part of Grantor's Land called the Easement Strip, as herein described.

**Grantor is:** George T. Garland, also known as Geroge T. Garland, and Gloria L. Garland, husband and wife.

**Grantee is:** International Transmission Company, a Michigan corporation, of 27175 Energy Way, Novi, Michigan 48377.

**Grantor's Land** is in the City of Pontiac, County of Oakland and State of Michigan and is described as follows:

*See attached Exhibit A.*

More commonly known as: 1461 North Perry Street, Pontiac, Michigan 48340

Parcel IDs: 14-15-326-002 (as to Parcel 1) and 14-15-402-002 (as to Parcel 2)

Grantor represents and warrants to Grantee that Grantor is the present owner in fee simple of Grantor's Land.

**The Easement Strip** is within Grantor's Land, and is described as:

A strip of land beginning at the **Westerly** line of Grantor's Land and continuing to a line lying **75 feet Easterly** of, and parallel to, the centerline of the Easternmost line of electric transmission structures currently located on or adjacent to Grantor's Land.

1. **Purpose:** The purpose of this Easement is to allow Grantee the perpetual right to enter at all times upon Grantor's Land to cut, trim, remove, destroy or otherwise control any or all trees, bushes or brush now or hereafter standing or growing within the Easement Strip.

2. **Restoration:** Within a reasonable time after performing any work pursuant to this Easement, Grantee shall clean up the Easement Strip in accordance with best management practices for utility rights of way.

3217

178838

OK - MH

3. **Limited Use; Nonuse:** Nonuse or limited use of the rights herein granted shall not prevent later use to the full extent herein conveyed.

4. **Original Grant of Easement:** Nothing contained in this Easement shall be construed as releasing or impairing any rights or privileges granted to Grantee or The Detroit Edison Company under any existing grant of easement ("Original Grant of Easement") relative to the Easement Strip. To the extent this Easement grants rights and privileges to either party not granted in the Original Grant of Easement, the Original Grant of Easement is hereby amended to include the additional rights and privileges granted by this Easement. If, in any other way, any term, condition or provision of this Easement is inconsistent with or conflicts with one or more provisions of the Original Grant of Easement, the term, condition or provision of this Easement shall control, and to that extent, the Original Grant of Easement is hereby amended. The Original Grant of Easement, insofar as it may cover and relate to land other than Grantor's Land, shall remain in full force and effect in accordance with all of its terms, conditions and provisions.

5. **Successors:** This Easement runs with the land and binds and benefits Grantor's and Grantee's successors and assigns.

This Easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

GRANTOR

George T. Garland  
George T. Garland, a/k/a Geroge T. Garland

Gloria L. Garland  
Gloria L. Garland

Acknowledged before me in Kent County, Michigan, on this 3<sup>rd</sup> day of September, 2013, by George T. Garland, a/k/a Geroge T. Garland, and Gloria L. Garland, husband and wife.

Marcy Page  
Marcy Page, Notary Public  
Kent County, Michigan  
Acting in Kent County, Michigan  
My Commission Expires Oct. 3, 2013



Prepared by:  
Patricia T. Murphy (P61872)  
ITC Holdings Corp.  
27175 Energy Way  
Novi, MI 48377

When recorded return to:  
NSI Consulting & Development  
24079 Research Drive  
Farmington Hills, MI 48335

MARCY PAGE  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF KENT  
My Commission Expires: Oct. 03, 2014  
Acting in the County of Kent

Exhibit A

**Parcel 1**

Part of Southwest  $\frac{1}{4}$  of Section 15, Town 3 North, Range 10 East, City of Pontiac, Oakland County, Michigan, beginning at point distant South 799.31 feet from center of Section, thence South 55 degrees 53 minutes 30 seconds West 119.60 feet; thence along curve concave Southwesterly, Radius 1835.08 feet, Chord bears South 14 degrees 54 minutes 30 seconds East 237.70 feet; distance of 238.80 feet; thence North 55 degrees 53 minutes 30 seconds East 46.00 feet; thence North 270.79 feet to beginning.

Tax Item No. 14-15-326-002

AND

**Parcel 2**

Part of the Southeast  $\frac{1}{4}$  of Section 15, Town 3 North, Range 10 East, City of Pontiac, Oakland County, Michigan, beginning at point distant South 799.31 feet from center of Section; thence South 270.79 feet; thence North 55 degrees 53 minutes 30 seconds East 170.68 feet; thence North 38 degrees 54 minutes 30 seconds West 255.00 feet to beginning.

RE: 1461 North Perry

Tax Item No. 14-15-402-002

**DIRECTION REGARDING DISPOSITION OF VEGETATION  
UPON INITIAL CLEARING**

George Garland & Gloria Garland ("Owner") is the owner(s) of the property located at 1461 North Perry st, PONTIAC, Oakland County, Michigan. (the "Property");

**INTERNATIONAL TRANSMISSION COMPANY**, a Michigan corporation, with an address of 27175 Energy Way, Novi, Michigan 48377, and its successors and assigns ("ITC") has an easement on the Property;

ITC or its agents have the right at any time to cut, trim, remove, destroy or otherwise control any or all trees, bushes or brush in accordance with the terms of the Easement; and

To the extent ITC cuts, trims, removes or destroys trees, bushes or brush ("Vegetation") in accordance with the terms of the Easement, Owner has requested that all such Vegetation be handled by ITC in the following manner:

- Stack all Vegetation (greater than 6 inches d.b.h.) off the Easement Area and leave on Property as noted below.
- Chip Vegetation (under 6 inches d.b.h.) and broadcast on Easement Area.
- Remove all Vegetation from the Property except small debris, as such small debris is defined in ITC's sole discretion.
- Other: No fencing or gates to be removed  
Call 616-453-8763 72 hours in advance  
for access. Phone number will change

Nothing in this document shall be deemed to modify, alter or amend the easement in any way. This document shall not be assigned by Owner, shall not be recorded, and does not run with the land. As is consistent with standard utility practice, it is understood that ITC does not grind or remove stumps. I understand that trees that are removed will be cut as close to the ground as possible given the surrounding terrain, fences, rocks, etc. The cambial layer of stumps shall be treated with an herbicide to limit sprouting. Further, I acknowledge that ITC or its agents may need to make ingress/egress onto my property with vehicles and/or equipment necessary to effectuate the option that I have chosen above.

Signed this 3 day of Sept, 2013.

OWNER:  
George J. Garland  
Gloria L. Garland

9/6/2013

George T. & Gloria L. Garland

\*\*3,600.00

Three Thousand Six Hundred and 00/100\*\*\*\*\*

George T. Garland  
3924 Kinview St. N.W.  
Walker, MI 49534

easement 2743,2744 3125 6936-6938, 3765-3767

George T. & Gloria L. Garland  
2028 · Easement Acquisition

9/6/2013  
easement 2743,2744 3125 6936-6938, 3765-3767 14

3,600.00

ITC Chase Escrow      easement 2743,2744 3125 6936-6938, 3765-37

3,600.00

1713

George T. & Gloria L. Garland  
2028 · Easement Acquisition

9/6/2013  
easement 2743,2744 3125 6936-6938, 3765-3767 14

3,600.00

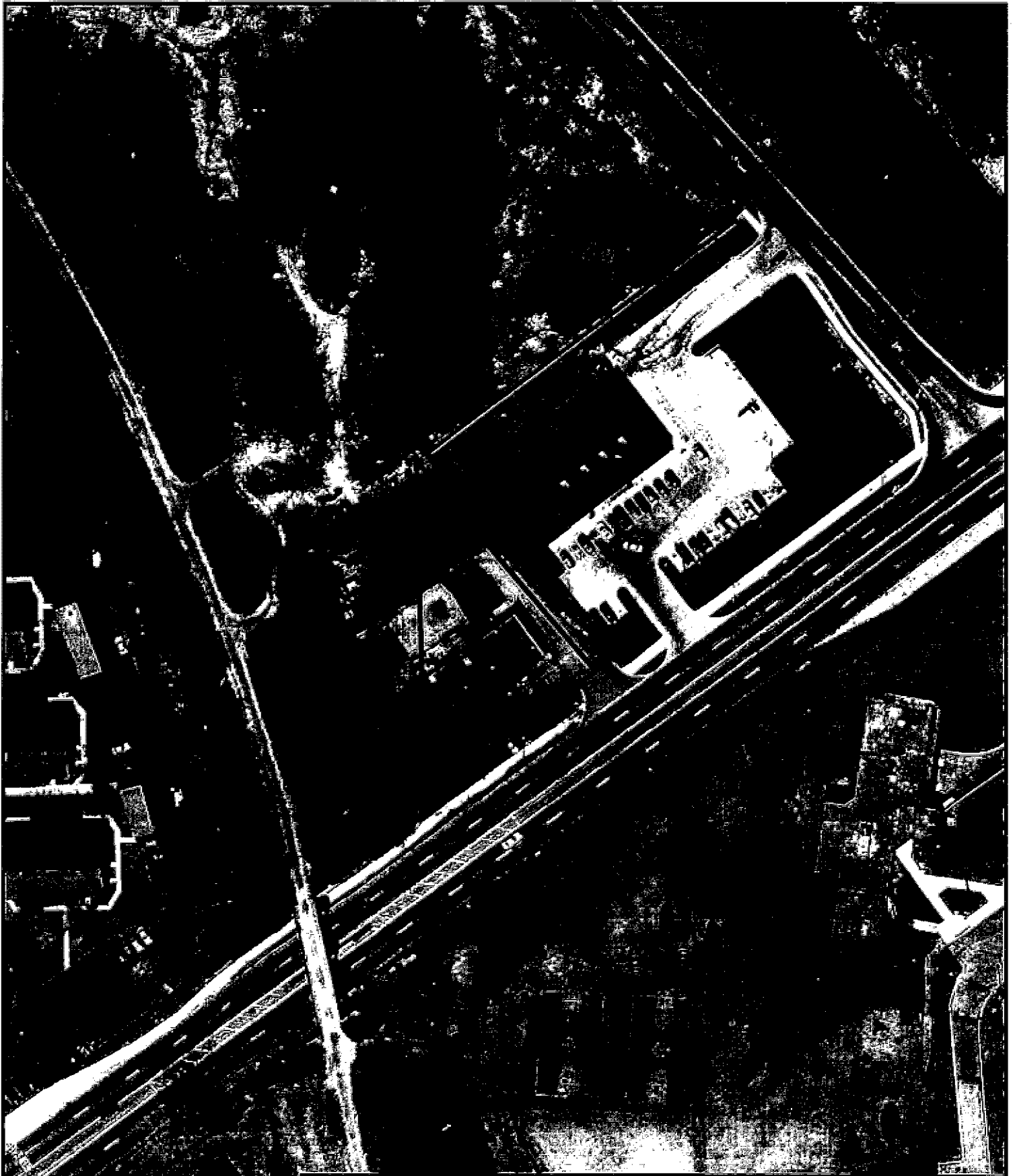
PAYMENT  
RECORD

ITC Chase Escrow      easement 2743,2744 3125 6936-6938, 3765-37

3,600.00



# Bloomfield-Tempest 14-15-402-002



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.



L. Brooks Patterson  
Oakland County Executive

Date Created: 5/19/2011



1 inch = 100 feet

1461 N PERRY ST PONTIAC MI 48340-3308

14-15-402-002



Commercial and Industrial Property Profile

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

**Owner Information**

Owner(s) : WILLIAM/MARTHA PAULSON JR  
Mailing Address : 6311 WELLESLEY TER CLARKSTON MI 48346-2758

**Location Information**

Site Address : 1461 N PERRY ST PONTIAC MI 48340-3308  
PIN : 14-15-402-002 Neighborhood Code : BAR  
Municipality : City of Pontiac  
School District : 210 PONTIAC CITY SCHOOLS  
Use : 201 BUS IMP (Commercial Business Imp.)  
Water Indicator : Y Sewer Indicator : Y  
Well Indicator : N Septic Indicator : N

**Property Description**

T3N, R10E, SEC 15 PART OF SE 1/4 BEG AT PT DIST S 799.31 FT FROM CEN OF SEC, TH S 270.79 FT, TH N 55-53-30 E 170.68 FT, TH N 38-54-30 W 225.00 FT TO BEG 0.44 A

**Tax Information**

Taxable Value	: \$52,100	State Equalized Value	: \$99,350
Current Assessed Value	: \$99,350	Capped Value	: \$52,100
Effective Date For Taxes	: 12/01/2010	Principal Residence Exemption	: 0%
<b>2009 Taxes</b>		<b>2010 Taxes</b>	
Summer	: \$2,698.67	Summer	: \$2,707.35
Winter	: \$59.46	Winter	: \$479.67
Village	: \$0.00	Village	: \$0.00

**Lot Information**

Description : LEVEL Acres : 0.437



# SEARCH OF TITLE

## UFS Tract No. BF-TP-056.000, BF-WT-057.000

Effective Date: 9/07/2011 at 8:00 AM

REFERENCE NO.: UFS163

Subject to the limitations stated herein, this search consists only of entries recorded in the real estate records in the Office of the Register of Deeds for Oakland County, State of Michigan, affecting land situated in the City of Pontiac, described as follows:

Part of the Southeast ¼ Section 15, Town 3 North, Range 10 East, City of Pontiac, Oakland County, Michigan, beginning at a point South 799.31 feet from center of said Section 15; thence South 270.79 feet; thence North 55 degrees 53 minutes 30 seconds East 170.68 feet; thence North 38 degrees 54 minutes 30 seconds West 255.00 feet to the point of beginning.

### CURRENT OWNER:

Geroge T. Garland and Gloria L. Garland, husband and wife

### CONVEYANCES:

1. Warranty Deed from William M. Paulson and Martha Paulson, husband and wife, to George T. Garland and Gloria L. Garland, husband and wife, recorded 03/28/2011 in Liber 42929 Page 136, Oakland County Register of Deeds.
2. Warranty Deed from James F. Grappin, Nora D. Grappin, his wife, Marvin Grappin, single, and Sharon Smith, to William F. Paulson Jr. and Martha A. Paulson, his wife, recorded 08/31/1994 in Liber 14946 Page 357, Oakland County Register of Deeds.
3. Quit Claim Deed from James Grappin, Independent Personal Representative of the Estate of Irene Grappin, deceased, to James Grappin, ½ int, Marvin Grappin, ¼ int, and Sharon Smith, ¼ int, recorded 02/22/1989 in Liber 10799 Page 681, Oakland County Register of Deeds. (death cert of Louis H. Grappin recorded in Liber 8742 page 418)
4. Warranty Deed from William McNeill aka William L. McNeill and Patricia Ruth McNeill, his wife, to Louis H. Grappin and Irene E. Grappin, his wife, recorded 01/21/1957 in Liber 3646 page 690, Oakland County Register of Deeds.

THAT unreleased mortgages or liens affecting said real estate are not included in this report.

THAT there are no easements, rights of way, agreements or restrictions affecting said real estate, EXCEPT:

5. Right of Way in favor of The Detroit Edison Company, recorded 01/10/1929 in Liber 22 Miscellaneous Records, Page 318, Instrument No. 294752, Oakland County Register of Deeds.

### TAXES:

2011 Summer Taxes in the amount of \$3,417.38 are PAID.

2010 Winter Taxes in the amount of \$479.67 are PAID.

Tax Parcel Identification: 14-15-402-002

Property Address: 1461 N. Perry St., Pontiac, MI 48340

2011 State Equalized Value: \$99,350.00

NO LIABILITY is assumed for any matters not specifically set forth herein.

### IMPORTANT NOTICE

THIS SEARCH IS NOT AN ABSTRACT OF TITLE OR OPINION OF TITLE, NOR DOES IT PROVIDE ANY TITLE INSURANCE COVERAGE. THE SEARCH IS FURNISHED TO THE APPLICANT FOR REFERENCE PURPOSES FOR THE APPLICANT'S USE ONLY. IT MAY NOT BE RELIED UPON AS EVIDENCE OF TITLE OR USED FOR DUE DILIGENCE INQUIRY UNDER ANY FEDERAL OR STATE ENVIRONMENTAL LEGISLATION. IF TITLE INSURANCE COVERAGE IS DESIRED, THE APPLICANT SHOULD REQUEST A COMMITMENT FOR A POLICY OF TITLE INSURANCE; IF INFORMATION IS NEEDED FOR DUE DILIGENCE INQUIRY, THE APPLICANT SHOULD REQUEST A RECORDED DOCUMENT GUARANTEE. BY REQUESTING AND ACCEPTING THIS SEARCH, WHICH IS FURNISHED AT A REDUCED RATE, THE APPLICANT AGREES THAT THE LIABILITY OF THE COMPANY FOR ERRORS AND/OR OMISSIONS HEREIN SHALL BE LIMITED TO THE AMOUNT PAID FOR THE SEARCH.

### VANGUARD TITLE AGENCY

By: \_\_\_\_\_

Need assistance? Call Vanguard Customer Service at 248-643-9300 or email at [customerservice@vgtitle.com](mailto:customerservice@vgtitle.com)

OAKLAND COUNTY TREASURERS CERTIFICATE OF DEED, 2929 PG 136  
I HEREBY CERTIFY that there are no TAX LIENS or TAXES hold by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records to the office except as stated.

54199  
LIBER 42929 PAGE 136  
\$13.00 DEED - COMBINED  
\$4.00 RENDREMENTATION  
03/28/2011 09:11:23 A.M. RECEIPT# 26114  
PAID RECORDED - OAKLAND COUNTY  
BILL BULLARD JR, CLERK/REGISTER OF DEEDS

003674

MAR 22 2011

1.00 PD ANDREW E. MEISNER, County Treasurer  
Sec. 135, Act 206, 1893 as amended

SOLD NOT EXAMINED

WARRANTY DEED

63-10084294-BLM

KNOW ALL PERSONS BY THESE PRESENTS: That William M. Paulson and Martha Paulson, Husband and Wife

the address of which is: 6311 Wellesley Terrace, Clarkston, MI 48346

convey(s) and warrant(s) to: George T. Garland and Gloria L. Garland, Husband and Wife

whose street number and post office address is: 3924 Kinview St., Walker, MI 49534

the following described premises situated in the City of Pontiac, County of Oakland, State of Michigan, to wit:

See Attached complete Legal Description  
Part of the Southeast 1/4 of Section 15, Town 3 North, Range 10 East, City of Pontiac, Oakland County, Michigan, beginning at point distant South.799.31 feet from center of Section; thence South 270.79 feet; thence North 56 degrees 53 minutes 30 seconds East 170.68 feet; thence North 38 degrees 54 minutes 30 seconds West 255.00 feet to beginning.

Re: 1461 North Perry

Tax Item No. 14-15-402-002

also known as Property Address: 1461 North Perry, Pontiac, MI 48340

Parcel ID No. Tax ID: 14-15-402-002 and 14-15-326-002

These premises 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 to the grantee the right to make (100%) division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. If no number is inserted, the right to make divisions stays with the portion of the parent tract retained by the grantor, if all of the parent tract is conveyed, then all division rights are granted.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One and 00/100 Dollars, (\*\*\$1.00\*\*) Dollars. MCLA 207.505(5)(a) & MCLA 207.526(6)(a)

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any

Dated this 19th day of March, 2011

Signed by:

*[Signature]*  
William M. Paulson  
*[Signature]*  
Martha Paulson

CHECKING COMPLETED  
AT REGISTER OF DEEDS  
MAR 24 2011  
Register of Deeds  
Oakland County, MI

OK - MH

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS  
2011 MAR 24 PM 2:15

State of: Michigan

County of: Oakland

The foregoing instrument was acknowledged before me on March 10, 2011 by William M. Paulson and Martha Paulson, Husband and Wife

*[Signature]*  
Notary Public: Paula S. Myers  
Notary County: Genesee, State of Michigan  
Commission Expires: September 10, 2011  
Acting In: Oakland

2011  
ST

When Recorded return to:

George T. Garland  
3924 Kinview St  
Walker, MI 49534

Misc 1461 N Perry

Send Subsequent Tax Bills To:  
Grantee

14-

Drafted by:

William M. Paulson  
6311 Wellesley Terrace  
Clarkston, MI 48346

1/14

UBER4 2929 PG137

City of Pontiac, Oakland County, Michigan

Parcel 1

Part of Southwest ¼ of Section 15, Town 3 North, Range 10 East, City of Pontiac, Oakland County, Michigan, beginning at point distant South 799.31 feet from center of Section, thence South 55 degrees 53 minutes 30 seconds West 119.60 feet; thence along curve concave Southwesterly, Radius 1835.08 feet, Chord bears South 14 degrees 54 minutes 30 seconds East 237.70 feet; distance of 238.80 feet; thence North 55 degrees 53 minutes 30 seconds East 46.00 feet; thence North 270.79 feet to beginning.

Tax Item No. 14-15-326-002

Parcel 2

Part of the Southeast ¼ of Section 15, Town 3 North, Range 10 East, City of Pontiac, Oakland County, Michigan, beginning at point distant South 799.31 feet from center of Section; thence South 270.79 feet; thence North 55 degrees 53 minutes 30 seconds East 170.68 feet; thence North 38 degrees 54 minutes 30 seconds West 255.00 feet to beginning.

RE: 1461 North Perry

Tax Item No. 14-15-402-002



PHILIP R. SEAVER TITLE COMPANY, Inc.

188P 14946 RC 357

94 237097

WARRANTY DEED—Statutory Form  
C.L. 1944, Sec. 151 M.S.A. 26.571

2700 N. Woodward / Bloomfield Hills, Michigan 48013 / (313) 547-2171 — (313) 338-7135

KNOW ALL MEN BY THESE PRESENTS That JAMES F. GRAPPIN, NORA D. GRAPPIN, his wife,  
MARVIN GRAPPIN, a single man, and SHARON SMITH  
whose address is 2063 Mattie Lane Drive, Auburn Hills, Michigan

Convey and Warrant to WILLIAM F. PAULSON, JR. and MARTHA A. PAULSON, his wife

whose address is 6311 Wellesley Terrace Clarkston Michigan

the following described, premises situated in the City of Pontiac 48436  
County of Oakland and State of Michigan, to-wit:

See attached (141) - 14-15-3512-002-5014  
# (141) 14-15-4022-002-5E14  
See 15

\$ 9.00 DEED  
\$ 2.00 RECONVEYANCE  
\$ 93.50 TRANSFER TAX  
31 AUG 94 4:22 P.M. RECEIPT # 554  
PAID RECORDS - OAKLAND COUNTY  
J. B. ALLEN

for the full consideration of Eighty-five Thousand Dollars (\$85,000)

subject to any applicable building and use restrictions, and to any easements affecting the  
land, and also subject to acts and omissions of persons other than Grantors herein, or  
their assigns, since August 9, 1984, which is the date of a certain Land Contract between  
Grantors and Grantee herein.

Dated this 6th day of August 19 94

Witnesses:  
ROBERT V. HUMPHREYS  
MARION M. SMITH  
MILTON M. SMITH

Signed and Sealed:  
James F. Grappin (L.S.)  
NORA D. GRAPPIN (L.S.)  
MARVIN GRAPPIN (L.S.)  
SHARON SMITH (L.S.)

STATE OF MICHIGAN  
COUNTY OF

The foregoing instrument was acknowledged before me this 6th day of August 19 94  
by James F. Grappin, Nora D. Grappin, his wife, Marvin Grappin, a single man, and  
Sharon Smith  
Notary Public, Oakland County, Michigan  
My Commission Expires Apr. 29, 1998

Instrument Drafted by Todd M. Whinn (P37546) Business Address 2850 Dixie Highway, Waterford, MI 48328

Michigan Treasury Certificate  
I hereby certify that the above described instrument is a true and correct copy of the original as recorded in the public records of this state and that the same is subject to the provisions of the state and local laws and regulations in this respect as stated.

City Treasurer's Certificate  
STATE OF MICHIGAN REAL ESTATE TRANSFER TAX  
9350

Recording Fee  
State Transfer Tax  
When recorded return to William M. Paulson, Jr.  
6311 Wellesley Terrace  
Clarkston, Michigan 48436  
Send subsequent tax bills to

Tax Parcel # O.K. - J.S.

FORM P

LEGAL DESCRIPTION:

14946358

Part of the Northeast one-quarter of Southwest one-quarter of Section 15, Town 3 North, Range 10 East, described as, Beginning at a point on the North and South one-quarter line of said Section 15, distant 799.31 feet south of center of said Section 15; thence South 55 degrees 53 minutes 30 seconds West 119.6 feet to the Easterly right of way line of Belt Line Railway; thence Southeasterly along said right of way having a radius of 1835.08 feet a central angle of 7 degrees 26 minutes a long chord of 237.7 feet with a bearing of South 14 degrees 54 minutes 30 seconds East; thence around said curve 238.8 feet to the Northerly line of Perry Street; thence North 55 degrees 53 minutes 30 seconds East along said line of Perry Street 46 feet to North and South one-quarter line; thence North along said one-quarter line 270.79 feet to point of beginning, ALSO Part of the Southeast one-quarter Section 15, Town 3 North, Range 10 East, City and Township of Pontiac, beginning at a point on the West line of the Southeast one-quarter Section 15, located South 799.31 feet from the center of Section 15; thence South 270.79 feet to the Northwesterly line of Perry Street; thence North 55 degrees 53 minutes 30 seconds East along the Northwesterly line of Perry Street; 170.68 feet; thence North 38 degrees 54 minutes 30 seconds West 225.0 feet to point of beginning.

GB/dw

APR 15 12:41

by Deceased, Oakland County Probate Court File NO. 170110000 (14946358) 170110000



PHILIP R. SEAVER TITLE COMPANY, Inc.

10799/681 89 28241

Form 542 5-71

QUIT CLAIM DEED—Statutory Form C.L. 1940, 545.152 M.S.A. 36.572

2700 N. Woodward / Bloomfield Hills, Michigan 48013 / (313) 647-2171 — (313) 338-7136

KNOW ALL MEN BY THESE PRESENTS: That James Grappin, Independent Personal Representative of the Estate of Irene Grappin, Deceased, Oakland County Probate File No. 190,170IE whose address is 2063 Mattie Lu Drive, Auburn Hills, MI 48057

Quit Claim(s) to James Grappin a 1/2 interest, to Marvin Grappin a 1/2 interest, to Sharon Smith a 1/2 interest, as tenants in common whose address is 2063 Mattie Lu Drive, Auburn Hills, MI 48057

the following described premises situated in the City of Pontiac County of Oakland and State of Michigan, to-wit:

(See attached legal description)

8#92 REG/DEEDS PAID 0001 FEB.22'89 11:37AM 1496 DEEDS 7.00

for the full consideration of pursuant to NCLA 207.505(o)

Dated this 16th day of February 19 89

Witnesses:

Signed and Sealed:

Todd M. Weiss Angela K. McVay

James F. Grappin (L.S.) James F. Grappin, Independent Personal Representative of the Estate of Irene Grappin, Deceased, Oakland County Probate Court File No. 190,170IE

STATE OF MICHIGAN COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 16th day of February 19 89

by James F. Grappin, Independent Personal Representative of the Estate of Irene Grappin, Deceased, Oakland County Probate Court File No. 190,170IE

My commission expires 7/5/92 Angela K. McVay Notary Public Acting in Oakland County, Michigan

Instrument Drafted by Todd M. Weiss Business Address 2850 Dixie Highway, Pontiac, MI 48055

Recording Fee When recorded return to Grantees

State Transfer Tax

Send subsequent tax bills to 7.00

Tax Parcel #

FORM 14

GRAPPIES LEGAL DESCRIP TION. 1461 N. Perry, Pontiac Mi.

LEGAL DESCRIPTION:

10799682

Part of the Northeast one-quarter of Southwest one-quarter of Section 15, Town 3 North, Range 10 East, described as, beginning at a point on the North and South one-quarter line of said Section 15, distant 799.31 feet South of center of said Section 15; thence South 55 degrees 53 minutes 38 seconds West 119.6 feet to the Easterly right of way line of Belt Line Railway; thence Southeasterly along said right of way having a radius of 1835.08 feet a central angle of 7 degrees 26 minutes a long chord of 237.7 feet with a bearing of South 14 degrees 54 minutes 30 seconds East; thence around said curve 238.8 feet to the Northerly line of Perry Street; thence North 55 degrees 53 minutes 38 seconds East along said line of Perry Street 46 feet to North and South one-quarter line; thence North along said one-quarter line 270.79 feet to point of beginning, ALSO Part of the Southeast one-quarter Section 15, Town 3 North, Range 10 East, City and Township of Pontiac, beginning at a point on the West line of the Southeast one-quarter Section 15, located South 799.31 feet from the center of Section 15; thence South 270.79 feet to the Northwesterly line of Perry Street; thence North 55 degrees 53 minutes 38 seconds East along the Northwesterly line of Perry Street, 170.68 feet; thence North 38 degrees 54 minutes 30 seconds West 225.0 feet to point of beginning.

GB/dw

14-K-402-002 SE/4  
 both parcels  
 Pont.

25 APR 15 12:11

LIBER 8742 PAGE 418

CERTIFICATE OF DEATH

TA 84-164553.7

Michigan Department of Public Health

DECEASED: **Louis H. Grappin**, Male, Date of Death: **7-9-75**, 81362

AGE: **65** years, Date of Birth: **3-23-10**, County of Death: **Oakland**

CITY, VILLAGE OR TOWNSHIP OF DEATH: **Pontiac General Hospital**

STATE OF BIRTH: **Michigan**, CITIZEN OF WHAT COUNTRY: **U.S.**, MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY): **Married**, SURVIVING SPOUSE: **Irene E. Comment**

SOCIAL SECURITY NUMBER: **369-07-9622**, USUAL OCCUPATION: **Moving and Delivery**, KIND OF BUSINESS OR INDUSTRY: **Trucking**

RESIDENCE: **Michigan**, **Oakland**, **Waterford Twp.**, **2880 Watkins Lake Road**

FATHER: **George Grappin**, MOTHER: **Emma Trombley**

INFORMANT: **Mrs. Louis H. Grappin**, **2880 Watkins Lake Road, Pontiac, Mich 48054**

PART I. DEATH WAS CAUSED BY: **Circulatory failure**

CONDITIONS, IF ANY, WHICH GAVE RISE TO IMMEDIATE CAUSE (OR STATING THE UNDERLYING CAUSE LAST): **Acute pulmonary edema and congestive heart failure**

PART II. OTHER SIGNIFICANT CONDITIONS: **Arterio-arteriole heart disease**

PHYSICIAN: **7-6-75** to **7-9-75**, **7-8-75**

CERTIFIER: **KANT L. HAYVALDAR**, SIGNATURE: *Kant L. Hayvaldar*, DEGREE OR TITLE: **M.D.**, DATE SIGNED: **7-10-75**

MARRIAGE ADDRESS: **2880 Watkins Lake Road, Pontiac, Mich 48054**

RUSIAL, CREMATION, REMOVAL: **Burial**, **Mt. Hope Cemetery**, **Pontiac, Michigan**

DATE: **7-12-75**, FUNERAL HOME: **Lovand Funeral Home, Inc. 5391 W. Huron, Pontiac, MI 48054**

MINERAL DIRECTOR: **Bernard A. Lovand**, SIGNATURE: *Bernard A. Lovand*, DATE RECEIVED BY LOCAL OFFICIAL: **JUL 10 1975**

DECEASED

PARENTS

CAUSE

CERTIFIER

BURIAL

3-0  
15)

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#

Return To: J. A. Pelt-up

City of Pontiac, County of Oakland, State of Michigan:  
 Part of the Northeast one-quarter of Southwest one-quarter of Section 15,  
 Town 3 North, Range 10 East, described as, beginning at a point on the  
 North and South one-quarter line of said Section 15, distant 799.31  
 feet South of center of said Section 15; thence South 55 degrees 53  
 minutes 30 seconds West 119.6 feet to the Easterly right of way line  
 of Belt Line Railway; thence Southeastly along said right of way  
 having a radius of 1835.08 feet a central angle of 7 degrees 26  
 minutes a long chord of 237.7 feet with a bearing of South 14  
 degrees 54 minutes 30 seconds East; thence around said curve 238.8 feet  
 to the Northerly line of Perry Street; thence North 55 degrees 53  
 minutes 30 seconds East along said line of Perry Street 46 feet to  
 North and South one-quarter line; thence North along said one-quarter  
 line 270.79 feet to point of beginning, ALSO Part of the Southeast  
 one-quarter Section 15, Town 3 North, Range 10 East, City and  
 Township of Pontiac, beginning at a point on the West line of the  
 Southeast one-quarter Section 15, located South 799.31 feet from the  
 center of Section 15; thence South 270.79 feet to the Northwesterly  
 line of Perry Street; thence North 55 degrees 53 minutes 30 seconds  
 East along the Northwesterly line of Perry Street, 170.68 feet; thence  
 North 38 degrees 54 minutes 30 seconds West 225.0 feet to point of  
 beginning.

14-15-226-002



57 3982

KNOW ALL MEN BY THESE PRESENTS: That WILLIAM McNEILL also known as WILLIAM L. McNEILL and PATRICIA RUTH McNEILL, his wife,

Convey and Warranty to LOUIS H. GRAPPIN and IRENE E. GRAPPIN, his wife,

whose Street Number and Post Office address is 387 Going Street, Pontiac, Michigan,

the following described premises situated in the City of Pontiac County of Oakland and State of Michigan, to-wit:

Part of the Northeast 1/4 of Southwest 1/4 of Section 15, Town 3 North, Range 10 East, described as: Beginning at a point on the North and South 1/4 line of said Section 15, distant 799.31 feet South of center of said Section 15; thence South 55° 53' 30" West 119.6 feet to the Easterly right of way line of Belt Line Railway; thence Southeasterly along said right of way having a radius of 1835.08 feet a central angle of 7° 26' a long chord of 237.7 feet with a bearing of South 14° 54' 30" East; thence around said curve 238.8 feet to the Northerly line of Perry Street; thence North 55° 53' 30" East along said line of Perry Street 46 feet to North and South 1/4 line; thence North along said 1/4 line 270.79 feet to point of beginning of tract described.

ALSO PARCEL "A":

Part of the Southeast 1/4 of Section 15, Town 3 North, Range 10 East, City and Township of Pontiac. Beginning at a point on the West line of the Southeast 1/4 Section 15, located South 799.31 feet from the center of \*\*\*

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

for the sum of (\$1.00)

One Dollar(s)

and other valuable considerations;

subject to any and all liens and encumbrances which may have accrued or attached hereon by or through the acts or omissions of parties other than the grantor, subsequent to December 22, 1955, said date being the date of a certain land contract in fulfillment of which this deed is given, and subject further, to any and all valid existing restrictions and easements of record.

Dated this 21st day of January, A. D. 1957.  
Signed, Sealed and Delivered in Presence of

Signed and Sealed:

*E. W. Bartlett* (L.S.)  
E. W. Bartlett  
*William McNeill* (L.S.)  
William McNeill  
*Patricia Ruth McNeill* (L.S.)  
Patricia Ruth McNeill  
1531

Notary Seal  
In the STATE OF MICHIGAN, COUNTY OF OAKLAND  
On this 21st day of January A. D. 1957 before me personally appeared William McNeill, also known as William L. McNeill and Patricia Ruth McNeill, his wife, to us known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires June 12, 1958  
E. W. BARTLETT  
Notary Public, Oakland County, Michigan  
My commission expires June 12, 1958  
Notary Public, Oakland County, Michigan

County Treasurer's Certificate  
Register of Deeds Office

\*\*\*Section 15; thence South 270.79 feet to the Northwestern line of Perry Street; thence North 55° 53' 30" East along the Northwestern line of Perry Street, 170.68 feet thence North 38° 54' 30" West 225.0 feet to point of beginning.

When recorded return to  
Pontiac State Bank

TITLE INSURANCE - ABSTRACTS - ESCRROWS

TITLE INSURANCE - ABSTRACTS - ESCRROWS

WARRANTY DEED  
Act 187 P.A.  
REV. 5-19-57  
57 3982  
January 21, 1957 3646 P 696  
Pontiac State Bank  
Recording U.S. Rev

H. H. Emmons, Trustee, and  
Security Trust Co,  
To  
The Detroit Edison Co.

Right of Way  
\$1.00 & o.v.cs.  
Jan. 10, 1929.  
Jan. 10, 1929, } Ackd.  
Jan. 14, 1929.  
May 6, 1929.

First pties grant unto 2nd pty, its succs and assigns, the right to construct, operate and maintain during its corporate life, its lines for electric light and power, including the necessary poles, fixtures, wires and equipment, and including also the right to trim any trees along sd lines, so as to keep the wires clear by at least 6 ft, upon, over and across 1st pties' prop located in C of Pontiac, Co of O, S of Mich, over

and des'd as fols: That pt of the SE  $\frac{1}{4}$  of Sec 15, bounded N and E by Galloway Creek, S by the S Sec line, and W by N and S  $\frac{1}{4}$  line and Highway. Also that pt of the SW  $\frac{1}{4}$  of Sec 15, bounded N by E and W  $\frac{1}{4}$  line, E by N and S  $\frac{1}{4}$  line and Highway, S by Perry St., and W by lds of Fisher Bros. all in T 3 N, R 10 E.

The route of the lines shall be as fols: Extending in a Nly direction across sd ld, from the S line of Sec 15 along 4 ft E of and adjacent to the E right of way line of the Grand Trunk Beltline, across sd ld, to the W line of a N and S Highway along the N and S  $\frac{1}{4}$  line, th Nly along 33 ft W of and adjacent to the cen line of sd Highway.

The Co shall reimburse 1st pties for all damage to growing crops, bldgs or fences, caused

-2-

by its men and teams and trucks in entering sd prop for the purposes set forth herein.

Upon 30 days written notice, the Company shall make such changes and alterations in the sd lines as shall be necessary at the time to avoid interference with any improvements or bldgs in course of erection on sd prop.

In addition to the above cons, the Company shall pay to the sum of -- Dollars for each pole on sd ld, the same to be paid before any poles are erected.

Security Trust Co sgd and ackd by W. B. Hayes, Vice-Pres. No Corp. Seal.

(Accepted) The Detroit Edison Co, by A. S. C. Marshall, Vice-Pres.