

LIMITED WARRANTY DEED

THIS INDENTURE, Made this 20th day of July

in the year of our Lord one thousand nine hundred sixty-six between THE DETROIT EDISON COMPANY, a New York Corporation, of 2000 Second Avenue, Detroit 26, Michigan, party of the first part and CHARLES H. BARTELS d/b/a/ BARTELS AND SON, HEATING of 322 East Lincoln, Royal Oak, Michigan, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, to it in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold, remised, released, aliened and confirmed, and by these presents does grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, and to his heirs, successors and assigns, FOREVER, all those certain pieces or parcels of land situate and being in the City of Royal Oak, County of Oakland and State of Michigan, known and described as follows, to-wit:

West half of Lot numbered One (1) of Truesdell's Addition to the City of Royal Oak, on the West half of the Southwest quarter of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 6 of Plats on Page 17, Oakland County Records; now known as Lot numbered One (1) of Assessor's Plat No. 22 of Lots 1 to 5^h inclusive, Truesdell Addition to the Village of Royal Oak, part of the North half of the Southwest quarter of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 53 of Plats, Page 34, Oakland County Records.

Also, land in the said City of Royal Oak described as beginning at a point where the South line of Lincoln Avenue intersects the West line of Lot No. 1 of Assessor's Plat No. 22 of the City of Royal Oak, as recorded in Liber 53 of Plats, Page 34, Oakland County Records; thence South on said West line of Lot No. 1, 108 feet; thence West on a line parallel to the South line of Lincoln Avenue, 10 feet; thence North on a line parallel to the West line of said Lot 1 of Assessor's Plat No. 22, 108 feet; thence East on South line of Lincoln Avenue, 10 feet to the place of beginning; said parcel being a portion of Lot No. 3 Assessor's Plat No. 26, part of the West half of Section 22, Town 1 North, Range 11 East, according to the plat thereof recorded in Liber 54 of Plats, Page 16, Oakland County Records.

Reserving, however, unto The Detroit Edison Company, a New York Corporation, an easement over the entire premises described above, for the construction, operation and maintenance of its lines, towers and equipment for the transmission and distribution of electricity and Company communication facilities, including the right to trim and remove those trees which in its opinion shall constitute a hazard to or interfere with its lines, provided, however, that no permanent structures shall be constructed or placed within said easement, without the prior written consent of the Grantor herein, its successors and assigns.

RECORDED IN LIBER NO. 23758

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining; and the reversion and reversions, remainder or remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim or demand whatsoever of the said party of the first part, either in Law or Equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto the said party of the second part, and to his heirs, successors and assigns, FOREVER, and the said party of the first part, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with said party of the second part, his heirs, successors and assigns, that it, the said party of the first part, has not heretofore done, committed or wittingly or willingly suffered to be done or committed, any act, matter or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, are or shall or may be charged or encumbered in title, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said corporation, party of the first part, has caused these presents to be signed in its name by M. Pease, Vice President and R. J. Plourde, Assistant Secretary, and sealed with its corporate seal the day and year first above written.

In the Presence of:
Leslie G. Sundstrom
IRENE C. KATA

THE DETROIT EDISON COMPANY
By: M. PEASE
By: R. J. PLOURDE SECRETARY

STATE OF MICHIGAN)
) SS.
COUNTY OF WAYNE)

On this 20th day of July, 1966, and before me, a Notary Public, in and for the County of Wayne, appeared to me personally known, who being by me duly sworn, did say that he is R. J. Plourde, Secretary of THE DETROIT EDISON COMPANY, a New York Corporation, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said R. J. Plourde acknowledged said instrument to be the free act and deed of said corporation.

DRAFTED BY: Roger F. Golden
2000 Second Avenue
Detroit 26, Michigan

IRENE C. KATA
Notary Public, Wayne County, Michigan
My Commission Expires July 9, 1969

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