

CONSUMERS POWER COMPANY

TRACT 27-B27-2
MAP 6-47

ACCOUNT NO. _____

LOCATION				TITLE DATA			
Michigan <small>STATE</small>	Oscoda <small>COUNTY</small>	Big Creek <small>TOWNSHIP</small>	119.88 Acres <small>MUNICIPALITY</small>	Prudential Land Company			
12	T 26 N	R 2 E	119.88 Acres	General	15-9-17	5-21-17	15 426
<small>SECTION</small>	<small>TOWN</small>	<small>RANGE</small>	<small>AREA</small>	<small>KIND OF DEED</small>	<small>DATE OF DEED</small>	<small>DATE OF RECORD</small>	<small>LIBER PAGE DEED NO.</small>

LEGAL DESCRIPTION

The North one-half ($N\frac{1}{2}$) of Southwest one-quarter ($SW\frac{1}{4}$) of Section twelve (12), Township twenty-six (26) North, Range two (2) East.

The Southwest one-quarter ($SW\frac{1}{4}$) of Southwest one-quarter of Section twelve (12), Township twenty-six (26) North, Range two (2) East.

SEE NOTE #2 FOR SALE OF PART OF ABOVE LAND
SEE NOTE #3 FOR SALE OF PART OF ABOVE LAND, EXCEPTING MINERAL RIGHTS AND REVERTER RIGHTS

CONDITIONS-RESTRICTIONS-LIMITATIONS

Louds expressly reserve the standing timber on the land conveyed except that the Iosco Land Company shall have the right to clear all dam sites and to use all the timber cut in so doing, and shall also have the right to take so much of the timber standing on four forties situated in each basin to be flooded by the erection of each proposed dam as may be reasonably used from time to time in the construction of dams, reservoirs, power stations, transmission lines, roads and bridges. Any timber on said lands not removed by Louds within 3 years after notice, shall belong to and remain the property of Iosco Land Company as though the same had not been reserved hereunder.

Louds reserved a suitable right of way across the lands conveyed for the purpose of ingress and egress to and from any lands now or hereafter owned by them in the Counties of Alcona, Iosco and Oscoda, and the waters of the Au Sable River for floating logs and timber; but not in any way to interfere with the use of said waters by Iosco Land Company, or its successors and assigns, for water power and kindred purposes.

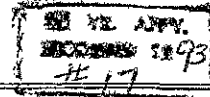
By General Deed dated Dec 22, 1915, recorded Dec 28, 1915, in Liber 15, page 330, (Deed #252), Prudential Land Company conveyed to Consumers Power Company, the exclusive and perpetual right to flow with the waters of and in the Au Sable River and from any and all of its tributaries by the erection and maintenance of the Mio Dam across said River of the height and at the place mentioned in the permission to construct the same granted by the Board of Supervisors of Oscoda County to the Eastern Michigan Power Company, its successors and assigns, over and upon the $N\frac{1}{2}$ of $SW\frac{1}{4}$ and $SW\frac{1}{4}$ of $SW\frac{1}{4}$ of Section 12.

Deed #251 above does not except the flowage which was previously conveyed to Consumers Power Company.

Deed from Prudential Land Company to Consumers Power Company, in Liber 15, page 426, says: "Part of the descriptions in this paragraph described (being the above and other land) are SUBJECT to the right, title and interest conveyed by said party of the first part to said party of the second part by deed dated December 1, 1915, and recorded in Oscoda County Register's office on December 24, 1915, in Liber 15 of Deeds, at pages 327 and 328." Said deed in Liber 15, page 327, does not convey any part of the above land.

SEE NOTE #4 FOR RELEASE OF RIGHT OF WAY FOR HIGHWAY:

SEE NOTE #5 FOR RELEASE OF RIGHT OF WAY FOR DRAIN ITEMS OF COST



DATE	JOURNAL ENTRY	ITEMS OF COST	AMOUNT	TRANSFERS	BALANCE
Oct 1941	212	Original Cost (See Volume IR 2, Exhibit 27a, Working Papers)	\$ 3,769 29		\$ 3,769 29
Dec. 1961	551	Land Sold (Note # 3)		\$ (999 00)	2,770 29
Dec. 1961	551	Cost of Mineral Rt. excepted & reserved in above sale		(1 00)	2,769 29
Dec 1963	755	M.P.S.C. Land Audit Adj. JE-2		(921 70)	1,847 59
Jan 1966	551	Release of Right of Way (186.891-8, Note #5)		(1 00)	1,846 59



NOTE #3

(By Sale No. 187.016) Consumers Power Company conveyed a part of the land on the caption of this tract, excepting mineral rights and reverter rights, as follows:

1. Consumers Power Company
9-14-61 Quit-Claim Deed
2. Big Creek Mentor Township School District

WX-2

All that certain piece or parcel of land situate in the Township of Big Creek, County of Oscoda and State of Michigan, known and described as follows:

That part of the $E\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Sec 12, T 26 N, R 2 E, lying SE'ly of a line which is 150 ft SE'ly of and measured at right angles to a line desc as beg at a pt on the W line of sd Sec 12 at a pt 160 ft N or the SW cor of sd sec and run th N 52° 15' E to the N line of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of sd Sec 12.

It is expressly understood that the land herein conveyed is to be used for school purposes only and if not so used within 5 years from the date hereof or if sd premises ceases to be used for school purposes for a period of 1 year after having been first used for such purposes, then Big Creek Mentor Township School District agrees to reconvey all right, title and interest in sd land to Consumers Power Company, and Consumers Power Company will pay Big Creek Mentor Township School District the same consideration as paid for this deed.

Saving, excepting and reserving to first party, its successors and assigns Forever, all minerals, coal, oil and gas lying and being on, within or under the land hereby conveyed with full and free liberty and power to the sd first party, and to its successors and assigns, lessees, agents and workmen, and all other persons by its or their authority or permission, whether already given or hereafter to be given at any time and from time to time, to enter upon sd land and take all usual, necessary or convenient means for exploring, mining, working, piping, getting, laying up, storing, dressing, making merchantable and taking away the sd minerals, coal, oil and gas and other minerals and for storing and re-storing oil, gas and minerals in, on or under sd land and taking and retaking the same, together with the right to lay pipelines on, over, under 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 or storing and restoring oil, gas or other minerals in, on or under sd land and retaking the same; also, saving and reserving unto sd first party the right of ingress and egress over and across the above-mentioned land, together with the right to sink shafts or drill for oil, gas or other minerals at any place upon sd property at any time hereafter.

SEE FILE FOR DEED REPLACING ABOVE DEED WHICH WAS LOST BEFORE IT COULD BE RECORDED-NEW DEED IS DATED 7-20-65

NOTE #4 (By Sale No. 187-557; T63-95) Consumers Power Company granted a release of right of way for highway purposes across the land on the caption of this tract and other lands as follows:

1. Consumers Power Company
3-6-63 Release of Right of Way
Highway
2. Board of County Road Commissioners

Forever, the easement and r/w for highway purposes on, over, along and across that certain piece or parcel of land situate in the Township of Big Creek, County of Oscoda and State of Michigan, known and described as follows:

(Continued on Back)

All that part of the $\frac{1}{2}$ of the $\frac{1}{2}$ of Sec 12, T26N, R2E, lying W of the E line of Vine St, so called, sd Vine St being a st in the recorded plat of the Village of Mio; excepting therefrom all that portion of the following desc pdl of ld heretofore conveyed by Consumers Power Co to Icm L. Martin and Eleanor G. Martin, his wife, by a quitclaim deed dated 3-15-1948, which lies in the sd $\frac{1}{2}$ of the $\frac{1}{2}$ of sd Sec 12: Beg at the intersection of the N and S $\frac{1}{4}$ line with the S, E and W eighthline of Sec 12, T26N, R2E; run th E alg sd S, E and W eighthline 264 ft; th N 100 ft; th W'ly to a point on the N and S $\frac{1}{4}$ line of sd sec 140 ft N of the place of beg; th continuing on the last desc course 31 ft; th S'ly to a point 52 ft W and 120 ft S of the place of beg; th E 52 Ft to the N and S $\frac{1}{4}$ line of sd sec; th N 120 ft to the place of beg.

Sd hwy is to be 66 ft wide being 33 ft on each side of a ctr line desc as follows: Comm at a point on the S, E and W eighth line of Sec 12, T26N, R2E, 100 ft W of the S eighth post on the N and S $\frac{1}{4}$ line of sd sec; run th N $17^{\circ} 42' 50''$ E 9.3 ft; th N $13^{\circ} 51' 20''$ E 149.3 ft; th alg the arc of a 30° curve to the right 224.3 ft; th N $81^{\circ} 9' 20''$ E 510.4 ft; th S $88^{\circ} 22' 40''$ E 292.6 ft; th alg the arc of a 10° curve to the right 213 ft; th S $67^{\circ} 4' 40''$ E 514.6 ft; th alg the arc of a 40° curve to the right 157.1 ft to a point on the S, E and W eighth line of sd sec at Vine St approx 330 ft E of the ctr of the SE $\frac{1}{4}$ of sd section.

This conveyance is made subject to the following express conditions, reservations and exceptions, to wit:

FOR CONSIDERATION, COVENANTS AND FURTHER CONDITIONS, SEE ORIGINAL INSTRUMENT IN FILE.

NOTE #5 (By Sale No. 186,891-8; T65-150) Consumers Power Company granted a release of right of way for a drain across the land on the caption of this tract and other lds as follows:

- | | | |
|----------------------------|-------------------------|-----|
| 1. Consumers Power Company | Release of Right of Way | |
| 11-26-65 | Drain | X-2 |
| 2. State of Michigan | | |

The r/w for a certain drain, hereinafter more particularly designated and desc, over and across the following ld situated in the Twp of Big Creek, County of Oscoda, Michigan, to wit:

PARCEL A

The S 50 ft of the $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 12, T26N, R2E.

PARCEL B

A strip of ld 20 ft in width in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 11, T26N, R2E, lying NE'ly of, measured at right angles to, adjacent to, and adjoining a line desc as beg at the sec cor common to Secs 11, 12, 13 and 14, T26N, R2E, run th N $36^{\circ} 11' 23''$ W, 412.05 ft to a pt of ending at the meander line of the Mio Dam Flood water.

This release is executed by sd Consumers Power Company and accepted by the State of Michigan, subject to the following conditions, anything in the specifications for sd drain to the contrary notwithstanding, to wit:

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE: