

13

Arthur Raymond Hepler and wife, Vivian Marie

Warranty Deed 4/24/68 6/8/68 70 321

ACCOUNT NO. W.O. 8337

MAP 655

TITTABAWASSEE-LIVINGSTON

RECORDED IN DEEDS

MICHIGAN REAL ESTATE TRANSFER TAX 0.770

Recorded June 8, 1968 at 9:45 o'clock Liber 70 of Deeds, Page 321

MICHIGAN STATE Oscoda COUNTY Big Creek TOWNSHIP SECTION 14 T26N R2E

MUNICIPALITY 14.22A

PLAT OR AREA

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE

This Indenture made April 24 1968 BETWEEN ARTHUR RAYMOND HEPLER and VIVIAN MARIE HEPLER, his wife, of 23 West Willard, Battle Creek, Michigan, parties of the first part, and CONSUMERS POWER COMPANY, a corporation duly authorized to do business in Michigan and having its principal office therein at 212 West Michigan Avenue, Jackson, Michigan 49201, party of the second part.

Witnesseth, That the said party of the first part, for and in consideration of the sum of Seven thousand and No/100 dollars Dollars (\$7,000.00) to him in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release, alien and confirm unto the said party of the second part, its successors and assigns, Forever, all that certain piece or parcel of land situate and being in the Township of Big Creek County of Oscoda and State of Michigan, and described as follows, to-wit:

The West 30 rods of the NE 1/4 of the SW 1/4 of Section 14, T26N, R2E, except the North 200 feet of the East 100 feet, said land being more particularly described as follows: To find the place of beginning of this description commence at the W 1/4 post of said section; run thence N 89° 59' 50" E along the East and West 1/4 line of said section 1329.72 feet to the West 1/8 line of said section and the place of beginning of this description; thence continuing N 89° 59' 50" E along said East and West 1/4 line of said section 395.01 feet; thence S 00° 17' 24" E, 200 feet; thence N 89° 59' 50" E, 100 feet to the East line of the West 30 rods of the NE 1/4 of the SW 1/4 of said section; thence S 00° 17' 24" E along said East line of the West 30 rods of the NE 1/4 of the SW 1/4 of said section 1091.4 feet to the South 1/8 line of said section; thence S 89° 53' 10" W along said South 1/8 line of said section 495 feet to the West 1/8 line of said section; thence N 00° 17' 24" W along said West 1/8 line of said section 1292.36 feet to the place of beginning.

Excepting and reserving to first parties, the right to cut and remove all marketable timber on said above-described land on or before July 1, 1968, it being understood and agreed that all title to said timber not cut and removed on or before said date shall vest in second party, its successors and assigns.

SEE NOTE #1 FOR RELEASE OF RIGHT OF WAY FOR DRIVEWAY. It is understood and agreed that second party shall erect at its sole cost and expense, suitable gates in the fences on said premises so to provide first parties ingress to and egress from said above-described land.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: To Have and to Hold the said premises, as herein described, with the appurtenances, unto the said party of the second part and to its successors and assigns, Forever. And the said party of the first part, for himself, his heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the delivery of these presents he is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever and that he will, and his heirs, executors, and administrators shall Warrant and Defend the same against all lawful claims whatsoever.

When applicable, pronouns and relative words shall be read as plural, feminine or neuter. In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

Signed, and Delivered in Presence of

Floyd V. Wagner, Samuel B. Miller (Notary Public)

Arthur Raymond Hepler, Vivian Marie Hepler (Parties)

I hereby certify that there are no Tax Liens or Titles held 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 in this office.

STATE OF MICHIGAN,) County of Oscoda) ss. On April 24 1968 before me, a Notary Public of Otsego County, Michigan, acting in Oscoda County, personally appeared Arthur Raymond Hepler and Vivian Marie Hepler

to me known to be the same person as described in and who executed the within instrument, who severally acknowledged the same to be their free act and deed. My commission expires December 12 1971 Samuel B. Miller Notary Public, Otsego County, Michigan.

Summary 1321-D145-19

18

MAILED AND CHECKED

OTHER NOTES AND DATA

NOTE #1

(By Sale No. 187.438-7; T68-330) Consumers Power Company granted a release of right of way for driveway across the land on the caption of this tract as follows:

- 1. Consumers Power Company
12-4-68 Release
- 2. June Miller, et al

Forever, the easement and right of way for driveway purposes on, over, alg and across those certain pieces or parcels of ld situate in the Twp of Big Creek, County of Oscoda and State of Michigan, known and desc as follows, to wit:

The W 20 ft of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 14, T26N, R2E; the right of way hereby conveyed and released is for the sole and only purpose of locating and establishing a driveway on, over, alg and across sd premises and is to be used for no other purpose.

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

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE:

GENERAL ENGINEERING MAP REFERENCES

Line Map No.	<u>F-16944</u>	Sheet	<u>14</u>	of	Sheets
Plan & Profile No.	_____	Sheet	_____	of	Sheets
Survey Map No.	_____	Sheet	_____	of	Sheets

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

- 1. Abstract _____
- 2. Opinions of Title _____
- 3. Title Search _____
- 4. Mortgage Release _____