

CONSUMERS POWER COMPANY

TRACT 304.2-D318-3

MAP 6

ACCOUNT NO. _____

LOCATION				TITLE DATA			
Michigan	Oscoda	Big Creek		(13) Prudential Land Company			
STATE	COUNTY	TOWNSHIP	MUNICIPALITY	NAME OF GRANTOR OR GRANTORS			
11	T 26 N	R 2 E	210 Acres	General	5-9-17	5-21-17	15 426
SECTION	TOWN	RANGE	AREA	KIND OF DEED	DATE OF DEED	DATE OF RECORD	LIBER PAGE DEED NO. ABSTRACT NO.

LEGAL DESCRIPTION

(18)

The East three-quarters ($E\frac{3}{4}$) of Southeast one-quarter ($SE\frac{1}{4}$) of Northwest one-quarter ($NW\frac{1}{4}$) of Section eleven (11), Township twenty-six (26) North, Range two (2) East.

The Northeast one-quarter ($NE\frac{1}{4}$) of Section eleven (11), Township twenty-six (26) North, Range two (2) East.

The West one-half ($W\frac{1}{2}$) of Southwest one-quarter ($SW\frac{1}{4}$) of Northwest one-quarter ($NW\frac{1}{4}$) of Section eleven (11), Township twenty-six (26) North, Range two (2) East.

SEE NOTE # 1 FOR SALE OF ^{PART OF THE ABOVE} LAND

40 YR. AFF'T.
RECORDED 1966

CONDITIONS—RESTRICTIONS—LIMITATIONS

formerly 19-B27-3

DATE	JOURNAL ENTRY	ITEMS OF COST	AMOUNT	TRANSFERS	BALANCE
Oct 1941	212	Original Cost (See Volume LR 2, Exhibit 27a, Working Papers)	\$ 6,231 51		\$ 6,231 51
Dec 1963	755	M.P.S.C. Land Audit Adj. JE-2		\$ (1,612 97)	4,618 54

MAPPED
AND
CHECKED

PROPERTY TAX RECORD

GENERAL AND SPECIAL TAXES AND IMPROVEMENT ASSESSMENTS

DATE	VOUCHER	KIND	ASSESSORS VALUATION	TAX PAID	ACCOUNT	DATE	VOUCHER	KIND	ASSESSORS VALUATION	TAX PAID	ACCOUNT
GENERAL ENGINEERING MAP REFERENCES											
Line Map No.		Sheet	of	Sheets							
Plan & Profile No.		Sheet	of	Sheets							
Survey Map No.		Sheet	of	Sheets							
DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS											
1. Abstract		Yes	#227								
2. Opinions of Title											
3. Title Search											
4. Mortgage Release											
5. Tree Vouchers											
6. Other Documents											

TITLE HISTORY

- 1 Abraham R. Code & wf., Antoinette
3-15-09 3-16-09 13-391 #33 W.D.
- 2 Eastern Michigan Power Company
2-14-11 2-23-11 15-24 #79 General Deed
- 3 Iosco Land Company
2-15-11 2-23-11 15-25 #82 General Deed
- 4 William M. Eaton and wife, Una C.
3-1-11 5-13-11 15-38 #85 General Deed
- 5 Prudential Land Company
5-9-17 5-21-17 15-426 #251 General Deed
- 6 Consumers Power Company

OTHER DATA AND NOTES

NOTE #1:

(OSCODA Co. #151 189.533.3)

CONVEYED <u>Part of</u> TRACT TO:
<u>U.S.A.</u>
BY <u>W.D.</u> DEED DATED <u>12-23-86</u>
MINERALS
RESERVED FROM SALE <u>X</u>
NOT OWNED AT TIME OF SALE <u> </u>

+ Homage

See Original in Gen. Deed File.

7
8
9
10

Oscoda 15

State of Michigan Recorded 30th Day of
County of Oscoda File A.D. 1986 at 9:32
O'clock A.M. in Liber 153 of Misc on page 509
Petty R. Blamer Registrar of Deeds 523

WARRANTY DEED

CONSUMERS POWER COMPANY, a corporation organized and existing under the laws of the State of Michigan, having its principal office at 212 West Michigan Avenue, Jackson, Michigan 49201, GRANTOR, for and in consideration of the sum of TWO HUNDRED EIGHTY-THREE THOUSAND AND NO/100 DOLLARS (\$283,000.00), received to its full satisfaction, does by these presents CONVEY AND FOREVER WARRANT UNTO THE UNITED STATES OF AMERICA, Washington, D.C., and its assigns, GRANTEE, certain tracts of land with all appurtenances thereunto belonging or in anywise appertaining, situate in the Township of Big Creek, County of Oscoda, State of Michigan, said lands hereby conveyed being more particularly described in Exhibit "A" attached hereto and made a part hereof, and said lands containing in aggregate 665.38 acres, more or less.

24

SUBJECT TO easements, if any, for established or existing roads, highways, railroads, and utilities to include those rights set forth in the instrument recorded in Liber 94, Page 307 of the Oscoda County, Michigan records.

SUBJECT ALSO TO minerals and mineral rights and rights of ingress and egress outstanding of record in the State of Michigan as set forth in the instrument recorded in Liber 9X, Page 618 of the Oscoda County, Michigan records, said outstanding rights affecting only those lands described in Exhibit "B-2" attached hereto and made a part hereof.

RESERVING TO Grantor, its successors and assigns, the right to flow those lands described in Exhibit "A" which are adjacent to the AuSable River, together with the right to fluctuate or otherwise affect the flow of water in said river by the normal operation and maintenance of any dam or dams of Grantor in said river, the exercise of said reservation as it pertains to Exhibit "A" lands being subject, however, to the terms, conditions, provisions, and

I hereby certify that for the five years preceding date of said instrument there are no tax liens or titles held by the State for any unpaid taxes, except such as may be in the process of collecting.

1230 1986 Walter C. Coats
Mio, Mich. Oscoda County Treasurer

[Handwritten signature]

Consideration, Acreage Descriptions checked
Reservation, Exception, Easement checked

REAL ESTATE
TRANSFER TAX
311.30
A STATE OF MICHIGAN
Dept. of DEEDS & RECORDS
LANSING, MICHIGAN
RB.10596

LIBER 153 PAGE 509

0 1 5 8 4
RECORDS

limitations of the "Order Issuing License (Major)" of the United States of America, Federal Power Commission (Federal Energy Regulatory Commission) now pertaining to Project No. 2448 (Mio Dam) and, to the extent they may be determined applicable, subject also to the Rules and Regulations of the Secretary of Agriculture dated August 5, 1938, a copy of which is attached hereto and made a part hereof as Exhibit "D".

RESERVING ALSO TO the Grantor, its successors or assigns, all oil, gas, and associated hydrocarbon substances in and under the lands described in Exhibit "B-1", together with the right to enter upon said lands and to prospect for, mine, and remove said oil, gas, and hydrocarbon substances, Forever, subject to the Rules and Regulations of the Secretary of Agriculture, dated April 30, 1963, a copy of which is attached hereto and made a part hereof as Exhibit "C".

RESERVING ALSO TO the Grantor, its successors or assigns, Forever, subject to the Rules and Regulations of the Secretary of Agriculture, dated August 5, 1938, a copy of which is attached hereto and made a part hereof as Exhibit "E", the easement and right to construct, erect, lay and maintain one or more 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 certain strips of land 30 feet in width over a portion of the premises herein conveyed, said strips being described in Exhibit "F" attached hereto and made a part hereof, with full right and authority to Grantor, its successors, licensees, lessees, or assigns, and its and their agents and employees, subject to said Rules and Regulations set forth at Exhibit "E", to enter at all times upon said strips of land for the purpose of patrolling, constructing, repairing, removing, replacing, improving, enlarging, and maintaining such wires, cables, conduits, structures, towers, 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 also the right to cut, trim, remove, destroy, or otherwise control all trees and brush growing upon said 30-foot wide strips of land which may, in the opinion of Grantor, interfere or threaten to interfere with or be hazardous to

the construction, operation, and maintenance of said lines. No buildings or other structures will be placed on said strips of land without the written consent of Grantor. Limited use of a part of the easement area reserved by the Grantor and occupied by Grantor's distribution line facilities shall not constitute abandonment as to any unused portion of said easement area which is situated within the easement boundaries and located to either side of that portion of said easement area occupied by Grantor's distribution line facilities.

The acquiring agency is the Forest Service, Department of Agriculture.

TO HAVE AND TO HOLD the said premises described at Exhibit "A" unto Grantee, its successors and assigns, to the sole and only proper use, benefit and behoof of Grantee, its successors and assigns, Forever.

IN WITNESS WHEREOF, Consumers Power Company has caused these presents to be executed in its corporate name by its duly authorized officer this 29th day of December, 1986.

In the presence of:

CONSUMERS POWER COMPANY

Beverly Wilson
Beverly Wilson

By G. L. Heins
G L Heins
Vice President

W L Reid
W L Reid

APPROVED AS TO FORM
D.L.R.
CONSUMERS POWER COMPANY
LEGAL DEPARTMENT

(CORPORATE SEAL)

ATTEST:

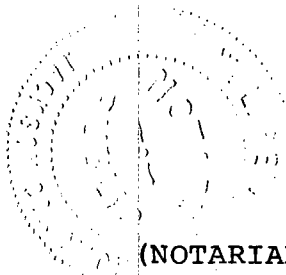
J. H. Morley
Vice Secretary

STATE OF MICHIGAN)
) SS
COUNTY OF JACKSON)

On this 23rd day of December, 1986,
before me, a Notary Public in and for said county,
personally appeared G L Heins
to me duly sworn, did say that he is the
Vice President of Consumers Power Company, 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 on behalf of said
corporation by authority of its Board of Directors, and said
G L Heins, acknowledged said instrument to
be the free act and deed of said corporation.



W L Reid
Notary Public



(NOTARIAL SEAL)

My commission expires:

WILLIAM E. REID
Notary Public, Jackson County, MI
My Commission Expires Aug. 7, 1988

This instrument was drafted by Michael J. Danaher, Attorney,
Office of General Counsel, U. S. Department of Agriculture,
Milwaukee, Wisconsin, and B. E. Hagen, Supervisory Attorney,
Consumers Power Company.

Section 5:

The NE 1/4 of the SE 1/4 lying S and W'ly of the center thread of the Au Sable River.

28.4

Section 10:

The NE 1/4 of the NW 1/4 and the NE 1/4 of said Section 10, all lying S'ly of the center thread of the Au Sable River; and also any islands or portions of islands located in the NE 1/4 of said section which lie N'ly of said center thread; except a strip of land 330 feet wide across the W 1/2 of Section 11, the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 10 and the SW 1/4 of Section 3, T26N, R2E, the E'ly and NE'ly line of said strip being 115 feet E'ly and 115 feet NE'ly of the survey center line of an existing transmission line, described as follows: To find the place of beginning of this description, commence at the SW corner of said Section 11, run thence N 89° 58' E along the S line of said section 1,547.80 feet to the survey center line of an existing transmission line and the place of beginning of this description, thence N 0° 20' 54" W along said survey center line 2,239 feet, thence N 63° 40' 54" W along said center line 4,574 feet, thence N 43° 59' 54" W along said center line approximately 2,537 feet to the S'ly bank of Mio Pond on the Au Sable River, thence continuing N 43° 59' 54" W along said center line to the center thread of said river and the place of ending of this description; and further excepting that portion of the NE 1/4 of the NW 1/4 of section 10, lying SW'ly of the previously described fee exception.

111.69

Section 11:

That part of the W 1/2 of said section 11 lying S'ly of the center thread of the Au Sable River; and also any islands or portions of islands located in the W 1/2 of said section 11 which lie N'ly of said center thread; excepting from this description the South 30 acres of the SW 1/4 of the SW 1/4 of said Section 11, and also excepting a strip of land 330 feet wide across the W 1/2 of Section 11, the NE 1/4 and the NE 1/4 of the NW 1/4 of Section 10 and the SW 1/4 of Section 3, T26N, R2E, the E'ly and NE'ly line of said strip being 115 feet E'ly and 115 feet NE'ly of the survey center line of an existing transmission line, described as follows: To find the place of beginning of this description, commence at the SW corner of said Section 11, run thence

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see next page for balance of desc

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N 89° 58' E along the S line of said section 1,547.80 feet to the survey center line of an existing transmission line and the place of beginning of this description, thence N 0° 20' 54" W along said survey center line 2,239 feet, thence N 63° 40' 54" W along said center line 4,574 feet, thence N 43° 59' 54" W along said center line approximately 2,537 feet to the S'ly bank of Mio Pond on the Au Sable River, thence continuing N 43° 59' 54" W along said center line to the center thread of said river and the place of ending of this description.

234.6

Total Oscoda County

665.38

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