

RESERVATION FROM SALE OF LAND FOR ELECTRIC TRANSMISSION

TRACT 4-DX5-2

Quit Claim

NAME OF GRANTOR
7-18-68 (not recorded)

ACCOUNT NO. 4.550707

MAP

KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE 684001

T 65-145

QUITCLAIM DEED

13 THIS INDENTURE, Made this 18th day of July, 1968, Between CONSUMERS POWER COMPANY, a Michigan corporation, 212 West Michigan Avenue, Jackson, Michigan, (successor by merger to Consumers Power Company, a Maine corporation), first party, and F. DUANE BILLS and BETH BILLS, his wife, as tenants by the entireties, of Route #1, Mio, Michigan, second parties;

WITNESSETH:

That the said first party, for and in consideration of the sum of One Thousand Four Hundred Dollars (\$1,400.00) to it in hand paid by second parties, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release and forever QUITCLAIM unto the said second parties and to their heirs and assigns Forever, the following described land situate in the Township of Mentor, County of Oscoda and State of Michigan, known and described as follows:

A part of the NW 1/4 of the NW 1/4 of Section 17, T26N, R3E, more particularly described as follows: To find the place of beginning, commence at the Northwest corner of said Section 17; running thence N 88° 55' 20" E along the North line of said section 74.8 feet to the place of beginning; running thence S 01° 20' 30" E along a line parallel with the West line of said section and 74.8 feet E'ly therefrom a distance of 700 feet; thence N 88° 55' 20" E, 700 feet; thence N 01° 20' 30" W, 327.46 feet; thence N 49° 07' 00" W, 557.16 feet to the North line of said section; thence S 88° 55' 20" W along the North line of said section 287.41 feet to the place of beginning.

Saving, excepting and reserving to first party, its successors and assigns, Forever, all nonmetallic minerals, coal, oil and gas (but not including sand, clay or gravel) lying and being on, within, or under the land herein conveyed, with full and free liberty and power to the said 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 said 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 said coal, oil and gas and other nonmetallic minerals and for storing, re-storing and protecting oil, gas and nonmetallic minerals in the subsurface strata underlying said land and taking and retaking the same, together with the right to lay pipelines on, over, under or across said premises from the wells, mines, or shafts sunk upon the same for the purpose of removing the oil, gas or other nonmetallic minerals from the premises or storing, re-storing and protecting oil, gas or other nonmetallic minerals in the subsurface strata underlying said land and retaking the same; also, saving and reserving unto said 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 nonmetallic minerals at any place upon said property at any time hereafter.

Also excepting and reserving to first party, its successors and assigns, the easement and right to erect, lay and maintain

		MICHIGAN	Oscoda	Mentor
		STATE	COUNTY	TOWNSHIP
		MUNICIPALITY		
		SECTION	TOWN	RANGE
		PLAT OR AREA		
BALANCE	\$ 50 00			
TRANSFERS				
AMOUNT	\$ 50 00			
ITEMS OF COST	Original Cost - Trf'd from Tract 4-D5			
JOURNAL ENTRY	521			
DATE	Nov 1968			

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118 ^{1a}/₁

118 ^{1b}/₁

an electric transmission line consisting of towers, H-frame structures, poles or other supports with wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over and across the NE'y 140 feet of the land herein conveyed, said line to run in a NW'y and SE'y direction over said NE'y 140 feet; together with the full right and authority to first party, its successors, licensees, lessees or assigns and its and their agents and employees to enter at all times upon said land for the purpose of patrolling, constructing, repairing, removing, replacing, improving, enlarging and maintaining such wires, cables, conduits, towers, structures, poles and other supports with all necessary braces, guys, anchors, manholes and transformers and stringing thereon and supporting and suspending therefrom lines of wires, cables or other conductors for the transmission of electrical energy and/or communication and to trim, remove, destroy or otherwise control any trees and brush which may interfere or threaten to interfere with or be hazardous to the construction, operation and maintenance of said lines. It is understood that no buildings or other structures will be placed on said easement. It is further understood that nonuse or a limited use of this easement by first party shall not prevent first party from later making use of the easement to the full extent herein reserved.

Conveyance herein made is subject to any existing highway rights of way.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, TO HAVE AND TO HOLD the said premises unto the said second parties and to their heirs and assigns to the sole and only proper use, benefit and behoof of said second parties, their heirs and assigns, Forever.

IN WITNESS WHEREOF, said first party has caused this instrument to be executed in its corporate name and by its duly authorized officers as of the day and year first above written.

Signed, Sealed and Delivered
in Presence of:

Frances S. Schafer
Frances S. Schafer

Elvera Baker
Elvera Baker

APV'D AS TO FORM
CEM WLR JFB
CONSUMERS POWER COMPANY
SEAL

By _____
R. C. Youngdahl
R. C. Youngdahl
Vice President

Attest:

P. A. Perry
P. A. Perry
Secretary

STATE OF MICHIGAN)
) SS.
COUNTY OF JACKSON)

On this 18th day of July, 1968, before me, a Notary Public in and for said County, personally appeared R. C. Youngdahl to me personally known, who being by me duly sworn, did say that he is 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 in behalf of said corporation by authority of its Board of Directors; and said R. C. Youngdahl acknowledged said instrument to be the free act and deed of said corporation.

Stanley C. Kent
Notary Public, Jackson County, Michigan
My Commission Expires February 21, 1971

T 75-149

CROSS REFERENCE SHEET

Sale of Land to United States of America

Dated 12-29-80

Recorded 1-12-81 in Liber 120 Misc. at Page 485-511

Regarding land in Section 7, Township 26 North, Range 3 East

Original filed in General Sale File with United States of America Sale P 75-149, dated 12-29-80

Oscoda County