

(13,13A)

TITLE DATA

CONSUMERS POWER COMPANY

312-D318-11

Martin T. Galbraith and wife, Sally J.

TRACT 10

Warranty Deed 3/1/68 4/22/68 170 195

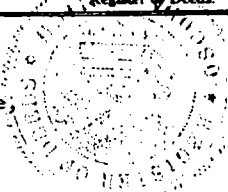
ACCOUNT NO. W.O. 8337

MAP 10

WARRANTY DEED

RECORDED IN DEEDS

Recorded April 22, 1968 at 11:40 o'clock Liber 70 of Deeds, Page 95-76



This Indenture, made March 1, 1968 BETWEEN MARTIN T. GALBRAITH and SALLY J. GALBRAITH, his wife, of Mio, Michigan,

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,

Witnesseth, That the said party of the first part, for and in consideration of the sum of Two thousand and no/100

Dollars (\$2,000.00) 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 Elmer, County of Oscoda and State of Michigan, and described as follows, to-wit:

The West 250 feet of the SW 1/4 of the NW 1/4 of Section 34, T27N, R2E.

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Also conveying to said party of the second part, its successors and assigns, the right to cut, trim, remove, destroy or otherwise control all trees and brush standing on the East 40 feet of the West 290 feet of the SW 1/4 of the NW 1/4 of Section 34, T27N, R2E, and standing on the East 40 feet of the SE 1/4 of the NE 1/4 of Section 33, T27N, R2E, and also the right to re-enter upon said parcels of land, from time to time, to keep said parcels of land clear of trees and brush.

Excepting and reserving to first parties, their heirs or assigns, the easement and right to cross said parcel of land at such places and in such a manner as is mutually satisfactory to both parties so long as said crossing shall not interfere with the use of said land by second party, its successors or assigns.

Also excepting and reserving to first parties herein, their heirs or assigns, all oil, gas and other minerals (but not including sand, clay or gravel) in and under said land, together with the right to remove the same by wells or shafts placed on the adjoining land. No wells or shafts are to be placed on the land herein conveyed.

In the event second party, its successors or assigns shall abandon the use of said land for electric transmission line or other public utility purposes after same has been first put to such use, first parties shall have the option to repurchase said land from second party, its successors or assigns, for a consideration of Two Thousand Dollars (\$2,000.00). Said option to repurchase shall be exercised within six (6) months after receipt of such notice of abandonment by second party herein to first parties. In the event said option shall not be exercised within said six (6) months' period, all rights to repurchase shall terminate and second party shall be free to dispose of said land to other parties.

002617

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX 02.20

Office of Treasurer of Oscoda County, Michigan. I hereby certify that there are no Tax liens or filing fees due to the State or any individual against the within described property. The taxes on same are paid for five years previous to the date of this instrument, as appears by the records in this office.

Formerly 1331-D145-10

MICHIGAN STATE OSCODA COUNTY ELMER TOWNSHIP 34 & 33 T 27 N R 2 E SECTION TOWN RANGE PLAT OR AREA 762A

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

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCED

Line Map No.	<u>F-16944</u>	Sheet	<u>15</u>	of	<u>15</u>	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 _____

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

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

Keith G. Acker, Samuel B. Miller, Martin T. Galbraith, Sally J. Galbraith

STATE OF MICHIGAN,) ss. County of USCOGA,) On March 1, 1968 before me, a Notary Public of Otsego County, Michigan, acting in USCOGA County, personally appeared Martin T. Galbraith and Sally J. Galbraith,

to me known to be the same persons 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.

STATE OF MICHIGAN,) ss. County of) On 19 before me, a Notary Public of County, Michigan, acting in County, personally appeared

to me known to be the same person described in and who executed the within instrument, who severally acknowledged the same to be free act and deed. My commission expires 19 Notary Public, County, Michigan.

PREPARED BY D. R. ROOD, CONSUMERS POWER CO. 212 W. MICHIGAN AVENUE, JACKSON, MICHIGAN

MAPPED AND CHECKED

RETURN TO LAND & RIW DEPT. CONSUMERS POWER CO. 212 MICHIGAN AVE WEST JACKSON, MICHIGAN

WARRANTY DEED

REGISTER'S OFFICE. COUNTY OF This instrument was presented and received for record this day of at o'clock, M., and recorded in Liber of Deeds on page as a proper certificate was furnished in compliance with Section 3531, Compiled Laws of 1929, as amended by Act 261, P. A. of 1931

Register of Deeds

REC R H P H T H N P