

(13) (13A) (13B)

Iveline E. Richardson

TRACT 22  
8 10  
MAP

Warranty Deed 10/8/68 12/16/68 72 1244  
KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

ACCOUNT NO. W.O. 8337

TITTABAWASSEE-LIVINGSTON

RECORDED IN DEEDS  
WARRANTY DEED  
MICHIGAN  
REAL ESTATE TRANSFER TAX \$ 4.00  
Dept. of Taxation DECEMBER 16 1968

Recorded Dec 16, 1968  
at 9:15 o'clock A.M.  
After 7.2 of Deeds, Page 244  
Patricia Wright Reg.  
Register of Deeds

MICHIGAN STATE  
Oscoda COUNTY  
Elmer TOWNSHIP  
17, 20 & 21 SECTION T 27 N R 2 E  
MUNICIPALITY  
183.46 PLAT OR AREA  
46.00 Sold

This Indenture, made BETWEEN IVELINE E. RICHARDSON, of Mio, Michigan, party of the first part, and CONSUMERS POWER COMPANY, a Michigan corporation, 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 Forty thousand and no/100 Dollars ( \$40,000.00 ) 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:

PARCEL 1: A parcel of land in the S 1/2 of the SE 1/4 of Section 17, T27N, R2E, described as follows: Beginning at the Southeast corner of said section; running thence N 89° 08' 29" W along the South line of said section 1418.1 feet; thence N 41° 42' 23" W, 1804.62 feet to the South 1/8 line of said section; thence S 89° 13' 39" E along said South 1/8 line of said section 2587.34 feet to the East line of sd sec; thence S 01° 21' 06" E along sd East line of sd sec 1334. feet to Southeast corner of sd sec and the place of beginning.

PARCEL 2: The NE 1/4 of the NE 1/4 of Section 20, T27N, R2E.

PARCEL 3: A parcel of land in the Northeast corner of the NW 1/4 of the NE 1/4 of Section 20, T27N, R2E, described as follows: To find the place of beginning of this description commence at N 1/4 post of said section; run thence S 89° 08' 29" E along North line of sd sec 1282.18 feet to place of beginning of this description; thence continuing S 89° 08' 29" E along sd North line of sd sec 67.96 feet to East 1/8 line of sd sec; thence S 00° 11' 05" E along sd East 1/8 line of sd sec 75.51 feet; thence N 41° 42' 23" W, 102.5 feet to p.o.b.

PARCEL 4: The NW 1/4 of the SW 1/4 of Section 21, T27N, R2E.

PARCEL 5: The SW 1/4 of the NW 1/4 of Section 21, T27N, R2E.

PARCEL 6: A parcel of land in the NW 1/4 of the NW 1/4 of Section 21, T27N, R2E, described as follows: To find the place of beginning of this description commence at Northwest corner of said section; run thence S 00° 30' 14" E along West line of sd sec 1031.46 feet to p.o.b. of this description; thence continuing S 00° 30' 14" E along sd West line of sd sec 295.33 feet to North 1/8 line of sd sec; thence S 89° 54' 08" E along sd North 1/8 line of sd sec 260.98 feet; thence N 41° 42' 23" W, 396.17 feet to West line of sd sec and the place of beginning.

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.

SEE NEXT SHEET FOR EASEMENT PRIOR TO PURCHASE

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.

SEE NOTE #1 FOR SALE OF PART OF ABOVE LAND TO State of Michigan

Signed and Delivered in Presence of Iveline E. Richardson

SEE NOTE #2 FOR SALE OF PART OF ABOVE LAND TO State of Michigan

Samuel B. Miller Notary Public, Otsego County, Michigan

SEE NOTE #3 FOR SALE OF PART OF ABOVE LAND TO John Lee County Treasurer

County of Kent ) ss. October 8 1968

before me, a Notary Public of Otsego County, Michigan, acting in Kent

County, personally appeared Iveline E. Richardson,

SEE NOTE #4 FOR SALE OF PART OF ABOVE LD TO Iveline R. Ellis & wf.

to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be her free act and deed.

My commission expires December 12 1971

Samuel B. Miller Notary Public, Otsego County, Michigan

LIBER 72 PAGE 244 PREPARED BY D. R. ROOD, CONSUMERS POWER CO. 212 W. MICHIGAN AVENUE, JACKSON, MICHIGAN

1336-D145-13

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

18

MAPPED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES  
Line Map No. F-16944 Sheet 15 of \_\_\_\_\_  
Plan & Profile No. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_  
Survey Map No. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_

NOTE #1

(By Sale No. 189.535-8; T72-211) Consumers Power Co. conveyed a part of the ld on the caption of this tract, exc mineral rights, and esmt rights for Elec. Distribution as follows:

Sheets  
Sheets  
Sheets

- 1. Consumers Power Co. 5-1-73 Quitclaim Deed X-12
- 2. 24 State of Michigan

Forever, the following desc ld situate in the Twp. of Elmer, County of Oscoda and State of Mich., known and desc as follows:

Parcel 4 - Part of the S $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Sec. 17, T27N, R2E, Elmer Twp., desc as beg at the SE cor of sd sec; run th N 89° 08' 29" W alg the S ln of sd sec, 922.52'; th N 41° 42' 23" W, 1805.63' to the S 1/8 ln of sd sec; th S 89° 13' 39" E alg sd S 1/8 ln of sd sec, 2092.44' to the E ln of sd sec; th S 01° 21' 06" E alg sd E ln of sd sec, 1334.00' to the pob.

Exc and reserving to first party, its successors and assigns Forever, the esmt and right to erect, lay and maintain lns consisting of poles, wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing elec and/or conducting a communication business on, over, under and across the premises herein conveyed and desc above as Pcl 4, including all public hwys upon or adj to sd pcl of ld.

DX-12  
FX-12

The route to be taken by sd lns of poles, wires, cables and conduits on, over, under and across sd ld being more spec desc as follows:

Parcel 4 - In a N'ly and S'ly direc as sd lns now exist on, over, under and across the E 40' of sd above-desc Pcl 4, and in an E'ly and W'ly direc as sd lns now exist on, over, under and across the S 75' of sd above-desc Pcl 4, together with the right to construct and maintain lns of wires leading laterally from sd routes to the E and S lns of sd Pcl 4.

With full right and authority to first party, etc.

Saving, exc and reserving to first party, its successors and assigns, Forever, all non-metallic minerals, coal, oil and gas (but not including sand, clay or gravel) lying and being on, within, or under the ld herein conveyed.  
FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE.

NOTE #2: (By Sale No. 189.382-5; Oscoda #72-155) Consumers Power Company conveyed a part of the land on the caption of this tract as follows:

- 1. Consumers Power Company 5-21-80 QCD X-2
- 2. 38 State of Michigan

Ld in the Twp of Elmer, Co. of Oscoda and State of Michigan, desc as follows:

T27N, R2E, Section 20:

All that part of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  that lies W'ly of a ln desc as: To find the pt of beg of sd ln comm at the N  $\frac{1}{4}$  post of sd sec, run th S 89° 08' 29" E alg the N ln of sd sec 1,282.18 ft to the pt of beg of sd ln, run th S 41° 42' 23" E, 1,651.24 ft, th S 00° 30' 14" E, 111.09 ft to a pt of end on the N 1/8 ln of sd sec, tog with an esmt for ingress & egress over and across the W 33 ft of sd NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  lying between County Road 608 and above-desc pcl, Sec 20, T27N, R2E.

Saving, exc and reserving to Grantor, its successors and assigns, Forever, all nonmetallic minerals, coal, oil and gas (but not including sand, clay or gravel). WX-2

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

(Continued on next page)

20

34

## GENERAL ENGINEERING MAP REFERENCES

Line Map No. 14896 Sheet 2 of 8 Sheets  
 Plan & Profile No. P-14896 Sheet 6+7 of        Sheets  
 Survey Map No.        Sheet        of        Sheets

## DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract
2. Opinions of Title
3. Title Search Yes
4. Mortgage Release
5. Tree Voucher Yes

NOTE #3 (By Acct. #189.476-5;Oscoda County #1)Consumers Power Co. conveyed a part of the land on the caption of this tract, excepting minerals and mineral storage rights along with easement rights for existing electric transmission line r/w and ingress and egress, as follows:

1. Consumers Power Co.  
11-10-82 Land Contract DX-8
2. [John E Lee & wf., Fern] WX-8

All that certain piece or pcl of land situate in the Twp of Elmer, Co of Oscoda and State of Michigan, desc as follows:

(62) A pcl of land located in the N 3/4 of the W 1/2 of the W 1/2 of Sec 21, T27N, R2E, desc as follows: To find the pob of this desc, comm at the NW cor of sd sec, run th S 00° 30' 14" E alg the W line of sd sec 1031.46 ft to the pob of this desc, th cont S 00° 30' 14" E alg sd W line of sd sec 2948.91 ft to the S 1/8 line of sd sec, th S 89° 38' 20" E alg the sd S 1/8 line of sd sec 1315.69 ft to the W 1/8 line of sd sec, th N 00° 39' 46" W alg sd W 1/8 line of sd sec 2659.70 ft to the N 1/8 line of sd sec, th N 89° 54' 08" W alg sd N 1/8 line of sd sec 1047.27 ft, th N 41° 42' 23" W, 396.17 ft to the pob.]

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

IN THE FILE IS A QUITCLAIM DEED, DATED 12-18-85, EXECUTED PURSUANT TO AND IN COMPLETE FULFILLMENT OF THE TERMS OF THE ABOVE LAND CONTRACT, DATED 2-10-82 and 11-10-82.

NOTE #4: (By Sale No. Oscoda County #11; 189.437-7) Consumers Power Company conveyed a part of the ld on the caption of this tract, exc mineral rights and easement rights for removal & destruction of trees & brush and the right to re-enter sd land, as follows:

1. Consumers Power Company

Land Contract

4-20-83

X-2

2. [Lyle R. Ellis & wf]

52

Certain piece or pcl of ld situated in the Twp of Elmer, Co of Oscoda, State of Mich, desc as follows:

a Triangular pcl of ld in the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec 20, T27N, R2E, desc as follows: Beg at the NE cor of sd sec, run th S 00° 30' 14" E alg the E ln of sd sec 1031.46 ft, th N 41° 42' 23" W, 1400.07 ft to the N ln of sd sec; th S 89° 08' 29" E alg sd N ln of sd sec 922.52 ft to the pt of beg.

Exc and reserving to first party, its successors and assigns, the right to trim, remove or destroy all trees and brush on the SW'ly 80 ft of sd above-desc ld and also the right to re-enter upon sd SW'ly 80 ft of sd above-desc ld, from time to time, to keep sd SW'ly ft of sd above-desc ld clear of trees and brush.

DX-2

Also exc and reserving to first party, its successors and assigns all oil, gas and associated hydrocarbon substances in and under sd above-desc triangular pcl of ld and the right to enter upon sd above-desc triangular pcl of ld and to prospect for, mine and remove sd oil, gas and associated hydrocarbons substances.

WX-2

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

IN THE FILE IS A QUITCLAIM DEED, DATED 5-5-86, EXECUTED PURSUANT TO AND IN COMPLETE FULFILLMENT OF THE TERMS OF THE ABOVE LAND CONTRACT, DATED 4-20-83.

48