

TITLE DATA

Kenneth Baumgardner and Dorothea Baumgardner, his wife (13)

TRACT 32-D103-3

Perpetual Easement 1-20-54 2-25-54 40 539 1681601

ACCOUNT NO. 100.110-340.000

MAP 11

FORM 321 MULTH

Recorded 23rd day of February A.D. 1954 at 4:42 o'clock P.M. Liber 90 Page 539

RIGHT OF WAY

Robert B. Butler, Notary Public, Hancock, Ohio

Kenneth Baumgardner and Dorothea Baumgardner, his wife and in her own right, first parties, in consideration of One Dollar (\$1.00) to them paid by the CONSUMERS POWER COMPANY, a Maine corporation authorized to do business in Michigan, at 212 W. Michigan Ave., Jackson, Michigan, second party, receipt of which is hereby acknowledged, convey and warrant to the second party, its successors and assigns, forever, the easement and right to erect, lay and maintain 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 the following described parcel of land, including all public highways upon or adjacent to said parcel of land, which parcel is situate in the Township of Comins County of Oscoda, and State of Michigan, to-wit:

The Northwest one-quarter (1/4) of the Northwest one-quarter (1/4) of Section two (2), Township 27 North, Range 3 East.

The route to be taken by said lines of poles, wires, cables and conduits across, over and under said land being more specifically described as follows:

Second party may locate said route in a Northerly and Southerly direction on, over and across said above described land Westerly of and not more than 660 feet from the West, North and South eighth line of said Section.

With full right and authority to the second party, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, improving, enlarging and maintaining such cables, conduits and 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 to trim, remove, destroy or otherwise control any trees and brush which may, in the opinion of said second party, interfere or threaten to interfere with or be hazardous to the construction, operation and maintenance of said lines. It is expressly understood that no buildings or other structures will be placed under such wires and/or over such cables without the written consent of said second party. It is expressly understood that non-use or a limited use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein authorized. Second party to pay at the rate of Eighty Dollars (\$80.00) per mile of length of the line of poles and wires across said above described premises, the same to be paid before any work is done on the land, and also to pay for any damage to crops in erecting and maintaining said line of poles and wires.

WITNESS the hand and seal of the parties of the first part, this 20th day of January 1954.

Signed, Sealed and Delivered in Presence of Robert B. Butler, Robert B. Butler, Edgar M. Crawford, Edgar M. Crawford, Kenneth Baumgardner, Kenneth Baumgardner, Dorothea Baumgardner, Dorothea Baumgardner

OHIO STATE OF MICHIGAN County of Hancock

On this 20 day of January 1954 before me, a Notary Public of Hancock County, Ohio, acting in Hancock County, personally appeared Kenneth Baumgardner and wife Dorothea Baumgardner

EDGAN M. CRAWFORD, Notary Public My Commission Expires Jan. 23, 1956

to me known to be the same person(s) named in and who executed the foregoing instrument, and severally acknowledged the execution of the same to be their free act and deed. Notary Public, Hancock, Ohio

MAILED AND CHECKED

LIBER 40 PAGE 539

Michigan	Oscoda	Comins
STATE	COUNTY	TOWNSHIP
	2	T27N R3E
MUNICIPALITY	SECTION	TOWN RANGE

PLAT OR AREA		BALANCE	TRANSFERS	AMOUNT	ITEMS OF COST	JOURNAL ENTRY	DATE
		\$486 04		\$486 04	Original Cost (See Volume LR4, Exhibit 103a, Working Papers)	200) 581)	Dec 1954 Nov 1955

OTHER DATA AND NOTES

GENERAL ENGINEERING MAP REFERENCES

Line Map No. 15695 Sheet 3 of 14 Sheets
Plan & Profile No. 15695 Sheet 9 of 59 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

TITLE HISTORY

1. Kenneth Baumgardner and Dorothea Baumgardner, his wife
1-20-54 2-25-54 40-539 Esmt
2. Consumers Power Company

