

Azell I. Van Dyke and wife, Agnes L.

Warranty Deed 1/15/68 2/27/68 69 401

ACCOUNT NO. W.O. 8337

MAP 13

TITTABAWASSEE-LIVINGSTON

RECORDED IN DEEDS

Recorded February 27, 1968 at 7:47 o'clock AM Liber 69 of Deeds, Page 401

WARRANTY DEED

This Indenture, made January 15, 1968 BETWEEN AZELL I. VAN DYKE and AGNES L. VAN DYKE, his wife, of Box 392, Lewiston, Michigan, parties of the first part, 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, party of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the sum of Seven Thousand One Hundred and no/100 (7,100.00) and other good and lawful considerations, 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 Greenwood, County of Oscoda and State of Michigan, and described as follows, to-wit:

A parcel of land in the N fractional 1/2 of the SW fractional 1/4 of fractional Section 6, T28N, R1E, described as follows: To find the place of beginning of this description commence at the W 1/4 post of said fractional Section 6; run thence S 00° 19' 28" W along the West line of said section 345.55 feet to the place of beginning of this description; running thence S 55° 25' 17" E, 1247.02 feet; thence S 37° 11' 12" E, 315.38 feet to the South 1/8 line of said section; thence S 89° 45' 38" W along said South 1/8 line of said section 1223.11 feet to the West line of said section; thence N 00° 19' 28" E along said West line of said section 964.84 feet to the place of beginning.

SEE NEXT SHEET FOR EASEMENT PRIOR TO PURCHASE

OSCEOLA COUNTY 002536 STATE OF MICHIGAN REAL ESTATE TRANSFER TAX Dept. of Taxation FEB 27 1968 P.B. 10596 08.25

Office of Treasurer of Oscoda County, Michigan Mio, Michigan 2-22-1968 I hereby certify that there are no Tax Liens or Titles held by the State or any individual against the within description, and all Taxes on same are paid for five years previous to the date of this instrument, as appears by the records in this office.

SEE NOTE #1 FOR SALE OF PART OF ABOVE LD to Rolland E. Morgan & Co.

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 NOTE #2 FOR ESMT

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

Lillian N. Ellis Lillian N. Ellis Samuel B. Miller Samuel B. Miller

Azell I. Van Dyke Agnes L. Van Dyke

STATE OF MICHIGAN,)) ss. On January 15, 1968 County of Montmorency,) before me, a Notary Public of Osceola County, Michigan, acting in Montmorency County, personally appeared Azell I. Van Dyke and Agnes L. Van Dyke, his wife,

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, Osceola County, Michigan.

LIBER 69 PAGE 401

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

Formerly 1353-D145-3

MICHIGAN STATE OSCODA COUNTY GREENWOOD TOWNSHIP SECTION 6 T 28 N R 1 E MUNICIPALITY PLAT OR AREA

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

MAILED AND CHECKED

OTHER DATA AND NOTES

NOTE #1 (By Sale No. 189.415-3; T71-305) Consumers Power Company conveyed a part of the ld on the caption of this tract as follows:

GENERAL ENGINEERING MAP REFERENCES		
Cino Map No. <u>F-16879</u>	Sheet <u>19</u>	of
Plan & Profile No. _____	Sheet _____	of
Survey Map No. _____	Sheet _____	of

Sheets	1. Consumers Power Co.		
Sheets	2-11-72	Land Contract	X-3
Sheets	<u>24</u> [Rolland K. Morgan & wf.]		

All that certain piece or pcl of ld situate in the Twp of Greenwood, Co of Oscoda, State of Mich, desc as follows:

20 A triangular pcl of ld in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 6, T28N, R1E, desc as comm at the SW cor of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of sd sec; runn th N 89° 45' 38" E alg the S 1/8 ln of sd sec, 757.33'; th N 55° 25' 16" W, 916.21' to the W ln of sd sec; th S 00° 19' 28" W alg sd W ln of sd sec, 523.16' to the pob.

In the file is a Quitclaim Deed, dated December 17, 1976, executed pursuant to and in complete fulfillment of the terms of the above Land Contract, dated February 11, 1972.

NOTE #2: (By Sale No. Crawford #25 & Oscoda #35) CPCo granted an Easement for Four Gas Pipelines and Two Water Pipelines across the land on the caption of this tract as follows:

1. Consumers Power Company
8-18-93 Esmt
2. Wolverine Gas & Oil Co., Inc.

Forever, the easement and right to construct, maintain, replace and repair four gas pipelines and two water pipelines on, over, under, along and across that certain piece or parcel of land situate in the Township of Greenwood, County of Oscoda and the Township of Lovells, County of Crawford, State of Michigan, known and described as follows:

GATHERING LINE

A parcel of land, described as follows:

Part of Section 6, 7 and 8, Township 28 North, Range 1 East, and part of Section 1, Township 28 North, Range 1 West, described as being a strip of land 10 feet in width lying 5 feet on each side of and adjacent to a cente line described as commencing at the Southwest corner of said Section 8; thence North 00° 10' 30" East, 1326.04 feet; and thence South 52° 05' 21" West, 168.57 feet to the poin tof beginning on the Southwesterly line of an exiting Consumers Power Company fee strip; thence North 52° 05' 21" East, 168.57 feet; thence North 37° 11' 59" West, 1947.54 feet to Point "A"; thence continuing North 37° 11' 59" West, 180.88 feet to Point "B"; thence continuing North 37° 11' 59" West, 3013.19 feet to Point "C"; thence continuing North 37° 11' 59" West, 2194.14 feet; thence North 55° 26' 06" West, 1043.43 feet to Point "D"; thence continuing North 55° 26' 06" West, 441.04 feet to Point "E"; thence continuing North 55° 26' 06" West, 1526.42 feet to Point "F"; thence continuing North 55° 26' 06" West, 2693.22 feet to Point "G"; thence continuing North 55° 26' 06" West, 316.43 feet; thence South 60° 35' 20" West, 144.08 feet; thence South 71° 39' 13" West, 42.07 feet to a point on the Southwesterly line of said fee strip and the point of ending, said point being 105.78 feet East of the Northwest corner of said Section 1 and 1039.05 feet Southeasterly along the Southwesterly line of said fee strip.

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract _____
2. Opinions of Title _____
3. Title Search _____
4. Mortgage Release _____