

TITLE DATA

MICHIGAN STATE

Otsego COUNTY

Chester TOWNSHIP

CONSUMERS POWER CO.

Frank Dreffs and wife, Hedwig

19 T 30 N R 2 W

TRACT 349-D318-6

NAME OF GRANTOR

MUNICIPALITY

SECTION 19

TOWNSHIP

RANGE R 2 W

TRACT

349-D318-6

Warranty Deed

11/29/67

12/26/67

119

582

0.10a

W.O.# 8337

MAP

6

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

PLAT OR AREA

DOCUMENT MICROFILMED

RECORDED IN DEEDS

LIBER 119 PAGE 582

Recorded DEC. 26, 1967 at 11:30 o'clock AM Liber 119 of Deeds, Page 582 T. W. Werts, Register of Deeds.

WARRANTY DEED

This Indenture, made November 29, 1967 BETWEEN

FRANK DREFFS and HEDWIG DREFFS, his wife, of Route 1, Gaylord, 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 ONE DOLLAR and Other Good and Valuable Consideration 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 Chester, County of Otsego and State of Michigan, and described as follows, to-wit:

A triangular parcel of land in the NE 1/4 of Section 19, T30N, R2W, described as follows: To find the place of beginning of this description commence at the E 1/4 post of said section; run thence N 88° 54' 30" W along the East and West 1/4 line of said section 2489.06 feet to the place of beginning of this description; thence continuing along said East and West 1/4 line of said section 177.65 feet to the North and South 1/4 line of said section; thence N 00° 18' 57" W along said North and South 1/4 line of said section 50.87 feet; thence S 73° 02' 23" E, 185.99 feet to the place of beginning.

OTSEGO COUNTY TREASURER'S OFFICE Gaylord, Mich. I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection. COUNTY TREASURER

SEE NOTE # 1 FOR SALE OF LAND

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

Samuel B. Miller

Lucille E. Duczowski

Frank Dreffs

Hedwig Dreffs

STATE OF MICHIGAN, )

County of Otsego ) ss. On November 29, 1967

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

County, personally appeared Frank Dreffs and Hedwig Dreffs,

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

My commission expires Jan. 23, 1971

Lucille E. Duczowski Notary Public, Otsego County, Michigan.

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

ENVIRONMENTAL ASSESSMENT - REFER TO DOCUMENT IN FILE:

Formerly 1368-D145-6

# 327

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MAPPED AND CHECKED

**GENERAL ENGINEERING MAP REFERENCES**

Use Map No. F-16944 Sheet 19 of \_\_\_\_\_ 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 \_\_\_\_\_
5. Tree Vouchers \_\_\_\_\_
6. Other Documents \_\_\_\_\_

**NOTE # 1:** (Otsego #52) Consumers Energy Company granted an easement for gas pipeline and tap site purposes across the ld on the caption of this tract, as follows:

1. Consumers Energy Company  
11-1-98

Easement - Gas pipeline & tap site

2. Michigan Consolidated Gas Company

Forever, esmt rights in the Township of Chester, Co of Otsego, and State of Mich, described and made a part hereof, described as follows:

**Easement Strip #1:** A 20-foot wide strip of land owned by CECO in Sections 19, 20, 28 & 29, T30N, R2W, being 330 ft wide in a portion of Sec 19 and 365 ft wide in a portion of Sec 19 and in Sections 20, 28 and 29 ("Consumers' Fee Strip"), the centerline of the 20-foot wide strip being described as: Beginning at a point on the North line of Consumers' fee strip in the NW 1/4 of Sec 19, that is 972 ft, more or less, E of the W ln of Sec 19, as measured alg the N ln of Consumers's fee strip, and run thence SE'ly 13,969 ft, more or less, alg a line 30 ft SW'ly of and parallel to the NE'ly line of Consumers' fee strip as it traverses Section 19, 20, 29 and 28; thence S 67 deg 07'55" E to the NE'ly line of Consumers' fee strip in the S 1/2 of Section 28 and the POE of the description of the centerline of the 20-foot wide easement strip.

**Easement Strip #2:** A 20-foot wide strip of land across a strip of land owned by CECO in the SW 1/4 of Section 20, T30N, R2W, being 365 ft wide ("Consumers' fee strip"), the centerline of the 20-foot wide strip being described as: Beginning at a pt on the SW'ly line of Consumer's fee strip that is 275 ft, more or less, due E of the W line of Section 20, and running thence N'ly to a point that is 365 feet, more or less, due E of the W line of Sec 20, (being a point on the centerline of Easement Strip #1, as described above), and the POE of the centerline of the 20-foot wide easement strip.

**Easement Strip #3:** A 20 foot wide strip of land across a strip of land owned by CECO in the E 1/2 of Sec 3, T29N, R2W, being 365 feet wide ("Consumers' fee strip"), the centerline of the 20-foot wide strip being described as: To find the POB, commence at the N 1/4 corner of Sec 3 and run thence S 00 deg 04'37" W 424.19 ft, alg the N & S 1/4 line of Sec 3, to a point on the NE'ly line of Consumers' fee strip; thence S 37 deg 20'48" E, 1429.17 ft, alg sd NE'ly ln, to the POB; thence S 54 deg 15' 04" W, 10.00 ft; thence S 37 deg 20'48" E, 2157.38 ft; thence N 52 deg 39' 13" E, 10.00 ft to a pt on the NE'ly line of Consumers' fee strip, and the POE of the description of the centerline of the 20-foot wide easement strip.

This easement is conveyed solely to allow Grantee to operate and maintain a gas pipeline that presently existing in, under and across each of the strips of land described above. Grantee shall have the right to repair, replace, remove, and enlarge the pipeline on each strip to a pipe diameter of not more than 10 inches; provided, that any replaced or enlarged pipeline shall be located at least 3 feet beneath the surface of the land (measured from the surface of the land to the top of the pipeline).

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.