

13

Renaud Sherwood and wife, Rita

TRACT 361-D318-12

Warranty Deed | 12/1/67 | 12/29/67 | 119 | 647 |

ACCOUNT NO. W.O. 8337

MAP 7

TITTABAWASSEE-LIVINGSTON

RECORDED IN DEEDS LIBER 119 PAGE 647

Recorded Dec. 29, 1967 at 9:30 o'clock P.M. Liber 119 of Deeds, Page 647 T.W. West, Jr. Register of Deeds

WARRANTY DEED

This Indenture, made Dec 1, 1967 BETWEEN RENAUD SHERWOOD and RITA SHERWOOD, his wife, of Route 2, 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, \$17000 00

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 Bagley, County of Otsego and State of Michigan, and described as follows, to-wit:

The N'ly 285 feet of the NW 1/4 of the SE 1/4 of Section 16, T30N, R3W, said distance being measured at right angles to the East and West 1/4 line of said section.

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 S'ly 40 feet of the N'ly 325 feet of the NW 1/4 of the SE 1/4 of Section 16, T30N, R3W, said distance being measured at right angles to the East and West 1/4 line of said section, and also the right to re-enter upon said parcel of land, from time to time, to keep said parcel of land clear of trees and brush.



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 #1 FOR REL OF R/W FOR ELEC. LINE.

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

Alice S. Cleveland ALICE S. CLEVELAND Lettie Benkert LETTIE BENKERT

Renaud Sherwood RENAUD SHERWOOD Rita Sherwood RITA SHERWOOD

OTSEGO COUNTY Gaylord, Mich. TREASURER'S OFFICE Dec 29, 1967 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. Robert A. Craig COUNTY TREASURER

STATE OF MICHIGAN County of BROWARD) ss. On December 1, 1967 before me, a Notary Public of Broward County, Michigan, acting in Broward

County, personally appeared Renaud Sherwood and Rita Sherwood, SEE NOTE #2 FOR RELEASE OF R/W FOR ELECTRIC LINE

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 Dec 31, 1969 Alice S. Cleveland Notary Public Broward County, Michigan

PREPARED BY D. N. HOOD, CONSUMERS POWER CO. 212 W. MICHIGAN AVENUE, JACKSON, MICHIGAN

Formerly 1380-D145-12

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes sub-headers: MICHIGAN STATE, Otsego COUNTY, Bagley TOWNSHIP, 16 SECTION, T 30 N R 3 W MUNICIPALITY, TOWN RANGE, 8.55 PLAT OR AREA.

18

MAPS AND CHECKED

OTHER DATA AND NOTES

GENERAL ENGINEERING MAP REFERENCES

Map No. <u>E-16999</u>	Sheet <u>20</u> of	Sheets
Plan & Profile No. _____	Sheet of	Sheets
Survey Map No. _____	Sheet of	Sheets

Note #1: (By Sale #189.504-4; T75-202) Consumers Power Company granted a rel of r/w for an elec line across the land on the caption of this tract and other lands as follows:

- | | | |
|---|-------------|-----|
| 1. Consumers Power Company | Rel. of R/W | |
| 11-14-75 | Elec Line | X-3 |
| 2. Northern Michigan Electric Cooperative, Inc. | | |

License and permit to use the following desc premises situated and being in the Twp. of Bagley, Co. of Otsego and State of Michigan, to wit:

Pcl #1: The N 285 ft of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 16, T30N, R3W, and also all that portion of the SW $\frac{1}{4}$ of sd Sec 16 desc as a strip of land 100 ft in width lying S'ly & SE'ly of a line which sd line is desc as: Comm at the pl of intersec of the E & W $\frac{1}{4}$ line of sd sec with the W'ly line of Hwy Old US-27 which sd pl of intersec is N 81° 43' 50" W, 158.6 ft from the cen of sd sec; th N 81° 43' 50" W alg sd E & W $\frac{1}{4}$ line of sd sec, 1659.94 ft; th S 62° 27' 20" W, 262.49 ft to a pl of end of sd line on the E'ly line of the r/w of Hwy I-75, exc therefrom the rr r/w of the Penn Central Transportation Company;

Pcl #2: A strip of land 330 ft in width across the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 14, T30N, R3W, mor particularly desc as follows: to Find the pl of beg of sd desc, comm at the SW cor of sd Sec 14; run th S 89° 15' 30" E alg the S line of sd sec, 511.53 ft to the pl of beg; th con S 89° 15' 30" E alg the S line of sd Sec, 370.49 ft; th N 26° 17' 40" W, 1328.08 ft; th N 73° 08' 30" W, 334.13 ft to the W line of Sec 14, th S 01° 10' 30" E alg the W line of sd sec, 383.86 ft to a pt N 01° 10' 30" W, 892.56 ft from the SW cor of sd sec; th S 73° 08' 30" E, 105.16 ft; th S 26° 17' 40" E, 968.73 ft to the pl of beg;

on the terms and conditions hereinafter mentioned, to be occupied and used for the purposes of constructing and repairing, removing, replacing, and maintaining an elec dist line consisting of poles, wires, cables, conduits and other fixtures and appurtenances on, over and across as above-desc land, the route to be taken by sd line of poles, wires, cables and conduits across sd above-desc land being desc as follows:

Pcl #1: In an E'ly & W'ly dir 25' distant S;ly of, par with and measured at right angles to the cen line of an existing elec line run across sd land above desc as Pcl 1, sd cen line of sd existing elec line being desc as beg on the NW'ly line of sd land above desc as Pcl 1 at a pt which is 6 ft distant S'ly of and measured at right angles to the E & W $\frac{1}{4}$ line of Sec 16, T30N, R3W, run th E'ly par with sd E & W $\frac{1}{4}$ line of sd sec, 2365 ft; th S 52° E to a pl of end on the S line of sd land above desc as Pcl 1.

Pcl #2: In an E'ly & W'ly dir 25' distant S'ly of, par with and measured at right angles to the cen line of an existing elec line run across sd land above desc as Pcl 2, sd cen line of sd existing elec line being desc as run in an E'ly & W'ly direction across sd land above desc as Pcl 2, par with and 65 ft distant N'ly of the S line of sd land above desc as Pcl 2.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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

Note #2

(By Sale No. T76-268; 189.708-1) Consumers Power Co granted a release of right of way for an electric line across the land on the caption of this tract as follows:

- | | | |
|---|------------|------|
| 1. Consumers Power Co. | Rel of R/W | |
| 5-10-77 | Elec Line | X-12 |
| 2. Northern Michigan Electric Cooperative | | |

The esmt and right to construct and maintain an electric dist line consisting of poles, wires, cables, conduits and other fixtures and appurtenances on, over and across the following desc pcl of land in the Twp of Bagley, County of Otsego and State of Mich., to wit:

The N'y 285 ft of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 16, T30N, R3W, sd dist being meas at right angles to the E and W $\frac{1}{4}$ ln of sd sec.

The route to be taken by sd line of poles, wires, cables and conduits on, over and across sd land being more specifically desc as follows:

Sd ln shall be built alg a ctr line desc as follows: Beg at a pt on the S line of the above-desc property, which pt is W'y 50 ft, as meas at right angles, from the E $\frac{1}{8}$ ln of sd Sec 16; run th N'y to a pt that is dist 6 ft S'y, as meas at right angles, from the N'y ln of above-desc property; th W'y para with and 6 ft S, as meas at right angles from, the sd N'y ln of the above-desc property a dist of approx 800 ft to a pt of ending on the ctr ln of an existing pole ln of second party.

Conveying herewith also a temporary construction easement on, over, and across a strip of ld 25 ft wide and adj to the above-desc ctrln, sd temporary esmt area lying W'y of the portion of the above-desc ctr ln run in a N'y S'y dir and S'y of the portion of the above-desc ctr ln run in an E'y W'y direction. The temporary construction easement will terminate upon completion of construction of the elec ln for which this esmt is granted.

FOR FURTHER CONDITIONS SEE ORIGINAL IN FILE.