

Paul C. Souder, et al

TITLE DATA

(13)

Warranty Deed 12/7/67 12/29/68 119 644

ACCOUNT NO. W.O. 8240

TRACT MAP 8

BOARDMAN-LIVINGSTON

RECORDED IN LIBER 119 PAGE 644

OTSEGO COUNTY TREASURER'S OFFICE... 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.

Recorded Dec. 27, 1967 at 9:30 o'clock A.M. Liber 119 of Deeds, Page 644. T. W. Wentz, Jr. Register of Deeds.

This Indenture, made December 7, 1967 BETWEEN PAUL C. SOUDER and DORIS E. SOUDER, his wife, of 1730 Lathrup Road, Saginaw, Michigan; and J. RICHARD KENDRICK and MARJORY C. KENDRICK, his wife, of 3 East Hannum, Saginaw, 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 Hayes, County of Otsego and State of Michigan, and described as follows, to-wit:

(18)

A parcel of land in the E 3/4 of Section 16, T30N, R4W, described as follows: To find the place of beginning of this description commence at the Northeast corner of said section, run thence S 88° 30' 10" W along the North line of said section 988.22 feet to place of beginning of the description, continuing thence S 88° 30' 10" W along the North line of said section 3142.84 feet to the West 1/8 line of said section, thence S 00° 04' 15" E along said West 1/8 line of said section 2654.69 feet to the East and West 1/4 line of said section, thence S 00° 23' 30" E along said West 1/8 line of said section 286.2 feet, thence N 46° 03' 20" E, 4356.21 feet to the place of beginning, excepting therefrom all oil, gas and minerals and such other rights as were reserved to the grantors named in that certain quitclaim deed dated May 19, 1967 and recorded May 26, 1967 in Liber 116 of Photos on page 442 of Otsego County records.



SEE NOTE #1 FOR SALE OF PART OF ABOVE LAND. Together with all and singular the hereditaments and appurtenances thereto 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 Ben W. Johnson, Ben W. Johnson, Lorraine M. Wallace, Lorraine M. Wallace, Paul C. Souder, Paul C. Souder, Doris E. Souder, Doris E. Souder, J. Richard Kendrick, J. Richard Kendrick, Marjory C. Kendrick, Marjory C. Kendrick

STATE OF MICHIGAN,)) ss. County of Saginaw) On December 7, 1967 before me, a Notary Public of Saginaw County, Michigan, acting in Saginaw County, personally appeared Paul C. Souder, Doris E. Souder, J. Richard Kendrick and Marjory C. Kendrick 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 January 2, 1971. Lorraine M. Wallace, Notary Public, Saginaw County, Michigan.

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

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Sub-headers: MICHIGAN STATE, Otsego COUNTY, Hayes TOWNSHIP, 16 SECTION, T 30 N R 4 W, MUNICIPALITY, PLAT OR AREA.

Formerly 2256-D146-1

MAPPED AND CHECKED

NOTES AND OTHER DATA

GENERAL ENGINEERING MAP REFERENCES
 Line Map No. E-16878 Sheet 3 of 8
 Plan & Profile No. _____ Sheet _____ of _____
 Survey Map No. _____ Sheet _____ of _____

Sheets
 Sheets
 Sheets

NOTE #1: (By Sale No. Otsego Co. #6; 189.264-5) Consumers Power Company conveyed part of the above land on the caption of this tract, excepting tree clearing rights as follows:

1. Consumers Power Company Partial Sale - LC
 10-23-85

(24) 2. [Warren J Bauer & wf]

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

(20) A pcl of ld in the N 1/2 of Sec 16, T30N, R4W, desc as follows: To find the POB of this desc, comm at the NE cor of sd sec; run th S 88 deg 30' 10" W alg the N ln of sd sec 1477.17 ft to the POB of this desc; th continuing S 88 deg 30' 10" W alg sd N ln of sd sec 2653.89 ft to the W 1/8 ln of sd sec; th S 00 deg 04' 15" E alg sd W 1/8 ln of sd sec 2484.64 ft; th N 46 deg 03' 20" E, 3680.36 ft to the POB, exc therefrom all oil, gas and minerals, and all rights thereto, o-- in and under all of sd above-desc ld, as more fully set forth in QCD dated 5-19-67 and recorded 5-26-67 in Liber 116 on pg 442 of Otsego Co Records, and also exc therefrom all other oil, gas and mineral rights, interests and leases as shown in the chain of title to sd above-desc ld.

Also conveying to second parties, their heirs and assigns, an esmt fo access to and from sd above-desc ld on, over, alg and across a strip of ld 30 ft in width in the NE 1/4 of Sec 16, the SE 1/4 of Sec 9 and the SW 1/4 of Sec 10, T30N, R4W. The cen ln of sd 30-foot wide esmt is desc as follows: To find the POB of sd cen ln, comm at the NE cor of sd Sec 16; run th S 88 deg 30' 10" W alg the N ln of sd sec 1454.94 ft; th S 46 deg 03' 20" W, 90.48 ft to the POB of sd cen ln; run th N 46 deg 03' 20" E, 90.48 ft to the N ln of sd sec; th continuing N 46 deg 03' 20" E, 3838.36 ft to a pt on the E & W 1/4 ln of sd Sec 10, which sd pt is S 88 deg 29' 45" E, 1325.89 ft from the W 1/4 cor of sd Sec 10; as measured alg the E & W 1/4 ln of sd sec and the POE of sd cen ln.

Exc and reserving to first party, its successors and assigns, the right to cut-trim, remove, destroy or otherwise control all trees and brush standing on the SE'ly 40 ft of the ld hereina conveyed and also the right to re-enter upon sd 40-foot wide strip of ld from time to time, to keep sd strip of ld clear of trees and brush. DX

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

IN THE FILE IS A QCD, DATED 7-16-91 EXECUTED PURSUANT TO AND IN COMPLETE FULFILLMENT OF THE TERMS OF THE ABOVE LAND CONTRACT, DATED 10-23-85.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

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