




Real Estate Right of Way and Claims

Date: October 26, 2012

To: Elaine Clifford
Records Center

From: Barbara Mention 
Real Estate

Subject: Easement-Section 32, Livingston Township, Otsego County, Michigan
Livingston-Vanderbilt Capital Project – B0002867

Attached are papers related to the acquisition of a Transmission Line Easement, dated July 25, 2012 to Michigan Electric Transmission Company, LLC (METC) from Daniel and Kathryn Horton, 1060 Meadowwood Court, Gaylord, Michigan 49735.

The Livingston-Vanderbilt transmission line was upgraded from a 138kV circuit to a future 230kV transmission line. Additional rights were acquired to support the upgrade. The additional easement area is shown shaded in gray on attached survey drawing.

The easement consideration fee was \$1,800.00, paid by a check issued by Land Matters, LLC.

The easement was negotiated by Deborah S. Poeder, Land Matters, LLC.

Please incorporate these papers into the appropriate METC database file.

/bm
Attachments

X ref tract # 155-285-5

Cc: M. Ely
J. Kehoe
S. Sczytko
J. Smith

FILE
20877



OTSEGO COUNTY MICHIGAN
RECEIVED FOR RECORD
SUSAN DEFEYTER, CLERK/REGISTER OF DEEDS
07/16/2012 10:50:33 AM

RCVD JUL 9 '12 #10:31

QUIT CLAIM DEED

RCVD JUL 16 '12 #10:43

Note: Grantor is giving this deed to erase a cloud on Grantee's title created by the Quit Claim Deed from Katke Properties, L.L.C. to Meecher Meadows, L.L.C. dated January 27, 2005 and recorded on January 28, 2005 in Liber 1036 Page 752, Otsego County Records.

Grantor: Meecher Meadows, L.L.C., a Michigan limited liability company, whose address is 1277 Beacon Square, Gaylord, Michigan 49735,

Quit Claims to

Grantee: Daniel Horton and Kathryn Horton, husband and wife, whose address is 1060 Meadowwood Court, Gaylord, Michigan 49735,

Real property in the Township of Livingston, Otsego County, Michigan, legally described as:

Unit 17, Meecher Meadows Condominium, according to the Master Deed thereof recorded in Liber 933, Pages 963-996, Otsego County Records on May 15, 2003 and designated as Otsego County Condominium Subdivision Plan No. 42, together with rights in general and limited common elements set forth in above Master Deed and described in Act 59 of the Public Acts of 1978, as amended.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, subject to easements, reservations and restrictions of record.

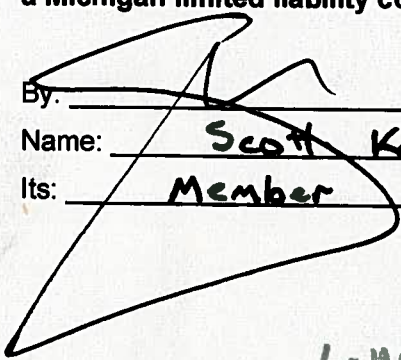
Tax Identification No.: 69-081-165-000-017-00

Real Estate Transfer taxes exempt under MCL 207.505(a) and 207.526(a).

The Grantor grants to the Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated: June 27, 2012

**MEECHER MEADOWS, L.L.C.,
a Michigan limited liability company**

By: 
Name: Scott Katke
Its: Member

Land Matters E

L7/2



Acknowledged before me in Otsego County, Michigan, on June 27, 2012, by Scott Kallie, the Member of Meecher Meadows, L.L.C., a Michigan limited liability company, for the Company.

[Handwritten Signature]

Ottawa, Notary Public
County, Michigan
Acting in Otsego County, Michigan
My Commission Expires: 12.25.14

DEBORAH S. POEDER
Notary Public, State of Michigan
County of Ottawa
My Commission Expires: December 25, 2014
Acting in the County of Otsego

Prepared by:
William L. Logan (P545771)
Law Office of William L. Logan, PLLC
313 Droste
East Lansing, MI 48823

When recorded, return to:
Barbara Mention
ITC Holdings Corp.
27175 Energy Way
Novi, MI 48377



July 11, 2012

Daniel and Kathryn Horton
1060 Meadowwood Court
Gaylord, MI 49735

Re: Request to Build in Easement Area

Dear Mr. and Mrs. Horton,

Please allow this letter to confirm the discussions held between our Land Agent, Land Matters, LLC, and you regarding the grant of an Easement to the Michigan Electric Transmission Company, LLC ("METC"), a copy of which is attached hereto. In connection with the grant of the Easement, you have requested that you be permitted to place a structure within the Easement Area (as defined in the Easement).

As currently drafted, the proposed Easement requires the landowner to request from METC its consent prior to placing any structures within the Easement area. We have discussed your request with the METC engineering department and it has approved future building or placement of a structure by you within the Easement Area, provided that the building is placed no closer than 45 feet from the electric transmission line, and further provided that the exact location, placement and dimensions of any such structure is subject to METC's (and its successors and assigns) prior written consent, which consent will not be unreasonably withheld. In the event that any structure is placed closer than the 45 feet described herein or any such structure is placed in a location not approved by METC, METC, at its discretion, shall have the right to remove any such structure.

Please allow this letter to serve as METC's prior written consent for such building or construction pursuant to these terms. This consent is granted specifically to you while you are the owner of the land upon which the Easement runs. In the event that you sell the property, the new landowner will need to seek METC's consent prior to any such building or construction within the Easement area.

If you have any questions regarding this letter, please do not hesitate to call Barbara Mention, Senior Property Management Specialist at (248) 946-3513 or William Logan, Attorney (248) 946-3541.

Sincerely,

MICHIGAN ELECTRIC TRANSMISSION COMPANY

By: ITC HOLDINGS CORP., its manager

A handwritten signature in black ink, appearing to read "Christine Mason Soneral", is written over the typed name.

Christine Mason Soneral
Vice President and General Counsel- Utility Operations

H:\My Documents\METC\Livingston Vanderbilt\Horton Side Letter(2).docx