



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

RCVD JUL 9 '12 AM 10:31

EASEMENT

RCVD JUL 16 '12 AM 10:43

On June 26, 2012, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor conveys and warrants to Grantee, its successors and assigns, a permanent, perpetual easement over, under, across and through a part of Grantor's Land called the Easement Area, as herein described.

Grantor is: Kathleen M. Wilde, a married woman, formerly known as Kathleen M. Anderson, of 594 Parmater Road, Gaylord, Michigan 49735.

Grantee is: Michigan Electric Transmission Company, LLC, a Michigan limited liability company, of 27175 Energy Way, Novi, Michigan 48377.

Grantor's Land is in Section 16, Town 31 North, Range 3 West, Township of Livingston, County of Otsego and State of Michigan, and is more completely described in Exhibit A attached hereto.

The Easement Area is within Grantor's Land, and is more completely described under the heading "Easement Description" in Exhibit A attached hereto.

1. Purpose: The purpose of this Easement is to allow Grantee the right to enter at any time upon the Easement Area to (1) construct, operate, maintain, repair, inspect, replace, improve, enlarge or remove overhead electric lines consisting of poles, towers, structures, wires, cables (including fiber optic cable) and other equipment for transmitting electrical energy and communications signals, (2) cross the Easement Area to construct, operate, maintain, repair, inspect, replace, improve, enlarge or remove overhead electric equipment located on other land, and (3) temporarily improve the surface of the Easement Area, as reasonably necessary, in Grantee's discretion, to place and operate Grantee's construction vehicles and equipment; provided Grantee shall remove such temporary surface improvements, and repair pavement and reseed lawn areas it disturbs.

2. Buildings or other Permanent Structures: With the exception of any buildings or above-ground structures existing at the time of execution of this Easement, no buildings or other above-ground structures shall be installed, constructed or permitted in the Easement Area without Grantee's prior written consent. Grantee may remove prohibited structures from the Easement Area without prior notice and without responsibility for any damage that occurs as a result of such removal.

3. Vegetation Management: Grantee shall have the right at any time to cut, trim, remove, destroy or otherwise control any or all trees, bushes, or brush now or hereafter standing or growing within the Easement Area. The complete exercise of this right may be gradual and not fully completed for some time in the future.

[LV-7 Anderson]

20850

Land Matters

E 23/4



- 4. **Access:** Grantor also grants to Grantee the right of access, ingress and egress to the Easement Area on, over and across lands now owned by the Grantor.
- 5. **Limited Use; Nonuse:** Nonuse or limited use of the rights herein granted shall not prevent later use to the full extent herein conveyed.
- 6. **Successors:** This easement runs with the land and binds and benefits Grantor's and Grantee's successors and assigns.
- 7. **Crop Damage:** Grantee shall pay for actual damage to crops located within the Easement Area, arising out of Grantee's maintenance of the transmission line within the Easement Area.

This easement is exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to the provisions of MCLA 207.526(f).

GRANTOR:

Kathleen M. Wilde
KATHLEEN M. WILDE

Acknowledged before me in Otsego County, State of Michigan, on this 20th day of June, 2012 by KATHLEEN M. WILDE, a married woman, formerly known as Kathleen M. Anderson.

Deborah S. Poeder
Deborah S. Poeder, Notary Public
Ottawa 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 (P54771)
Law Office of William L. Logan, PLLC
313 Droste Circle
East Lansing, MI 48823

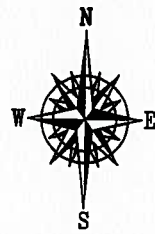
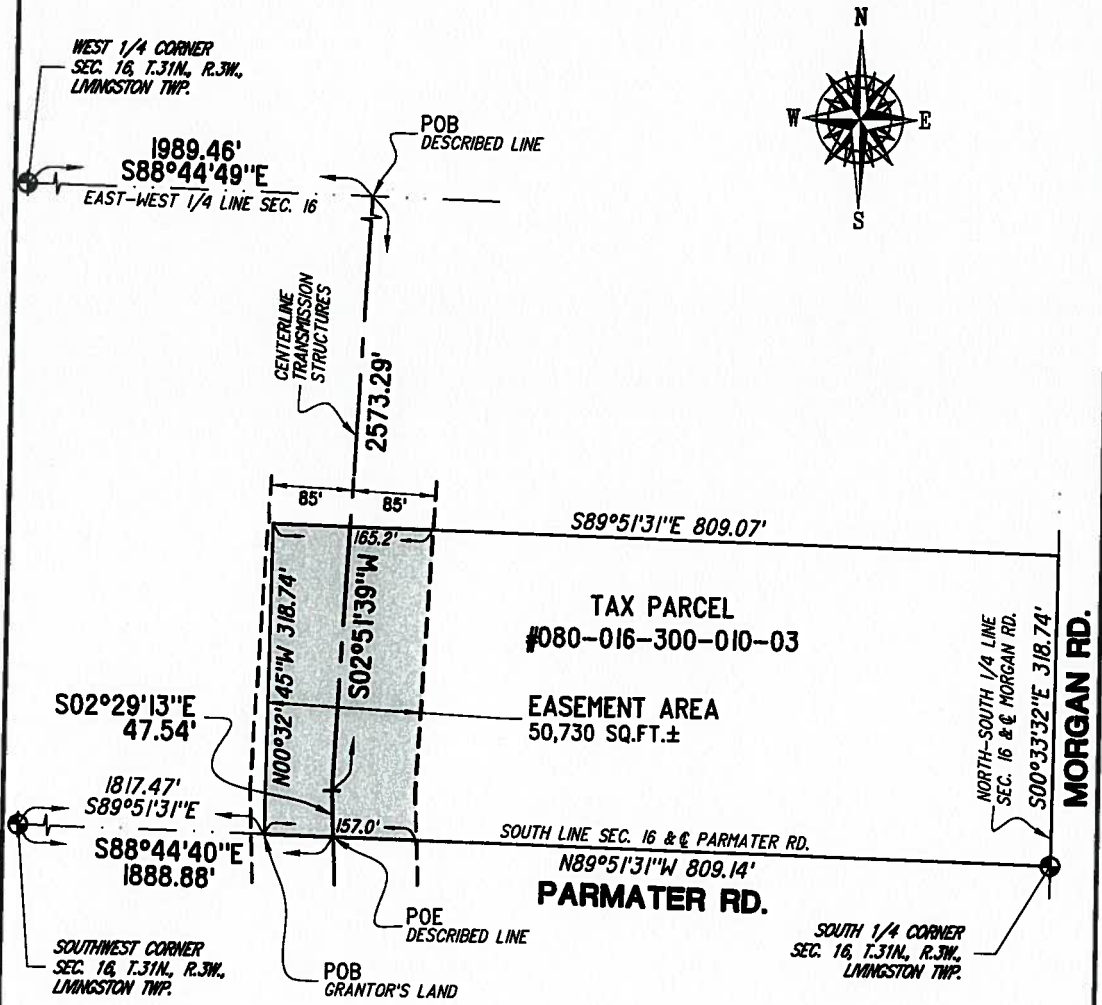
When recorded return to:
Elaine Clifford
ITC Holdings Corp.
27175 Energy Way
Novi, MI 48377

EXHIBIT A
LV-7 (ANDERSON)



LIBER 1292

PAGE 220



LEGEND

N 88° E = DESCRIBED LINE DIMENSIONS (BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83(CORS90))

N 88° E = PARCEL DIMENSIONS (BEARINGS BASED ON DESCRIPTION OF GRANTOR'S LAND)

POB = POINT OF BEGINNING

POE = POINT OF ENDING



1 inch = 150 feet

REVISED 5/23/12

Sheet 1 of 2

8042.233 Livingston-Vanderbilt 2012 CONST BASE.dwg
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CIVIL ENGINEERING & LAND SURVEYING
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37741 PEMBROKE, LIVONIA, MICHIGAN, 48152
WWW.MNLINC.COM

For I.T.C. Date 4/16/12

Scale 1"=150' Drawn By SA

Job No. 8042.233 Checked By MB

EXHIBIT A
LV-7 (ANDERSON)

GRANTOR'S LAND

Land in the Township of Livingston, Otsego County, Michigan described as:

Part of the South 1/2 of the Southwest 1/4 of Section 16, Town 31 North, Range 3 West, described as: Commencing at the Southwest corner of said Section 16;
thence South 89 degrees 51 minutes 31 seconds East, along the South line of said Section, 1817.47 feet to the **Point of Beginning**;
thence North 00 degrees 32 minutes 45 seconds West, 318.74 feet;
thence South 89 degrees 51 minutes 31 seconds East, parallel with the South line of said Section, 809.07 feet to the North-South 1/4 line of said Section;
thence South 00 degrees 33 minutes 32 seconds East, along said North-South 1/4 line, 318.74 feet to the South line of said Section;
thence North 89 degrees 51 minutes 31 seconds West, along said South Section line, 809.14 feet to the **Point of Beginning**.

Per First American Title Insurance Company Commitment No. 576252 (2207 David Klein) printed March 30, 2012 with an effective date of March 20, 2012 @ 8:00 AM

Tax Item No. 080-016-300-010-03



LIBER 1292

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EASEMENT DESCRIPTION

Part of the Southwest 1/4 of Section 16, Town 31 North, Range 3 West, Livingston Township, Otsego County, Michigan, described as all that part of the above described Grantor's Land which lies within 85.00 feet on each side of the following described line:

Commencing at the West 1/4 corner of Section 16, Town 31 North, Range 3 West;
thence South 88 degrees 44 minutes 49 seconds East, along the East-West 1/4 line of Section 16, 1989.46 feet to the **Point of Beginning** of said described line;
thence South 02 degrees 51 minutes 39 seconds West 2573.29 feet;
thence South 02 degrees 29 minutes 13 seconds East 47.54 feet to the **Point of Ending** of said described line, said point of ending lying South 88 degrees 44 minutes 40 seconds East, along the South line of Section 16, 1888.88 feet from the Southwest corner of Section 16. The side lines of herein described easement are to be prolonged or shortened to meet at angle points and to terminate at the boundaries of the above described Grantor's Land.

REVISED 5/23/12

Sheet 2 of 2

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For I.T.C. Date 4/16/12
Scale NONE Drawn By SA
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