

George H. Calkins and wife, Nellie I.

TRACT 220.2-D114-19

Warranty Deed | 10/4/68 | 11/20/68 | 127 | 227 |
NAME OF GRANTOR
KIND OF INSTRUMENT DATE OF INST. DATE OF RECORD LIBER PAGE

ACCOUNT NO. W.D. #5500

MAP 11

LIVINGSTON-ROGERS CITY

RECORDED IN DEEDS LIBER 127 PAGE 227

Recorded Nov. 20, 1968
at 9:30 o'clock A.M.
Liber 127 of Deeds, Page 227
Theodore W. West
Register of Deeds

MICHIGAN STATE

Otsego COUNTY

Livingston TOWNSHIP

MUNICIPALITY

31 SECTION

T 31 N TOWN

R 3 W RANGE

983A PLAT OR AREA

WARRANTY DEED

This Indenture, made October 4, 1968
BETWEEN GEORGE H. CALKINS and NELLIE I. CALKINS, his wife,
of Box 887, Route 2,
Gaylord, Michigan,

parties of the first part.
and CONSUMERS POWER COMPANY, a Michigan corporation,
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 Two Thousand Eight Hundred and no/100

Dollars \$2,800.00 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 Livingston County of Otsego and State of Michigan, and described as follows, to-wit:

A strip of land 320 feet in width across the S 1/2 of the NW 1/4 of Section 31, T31N, R3W, described as follows: To find the place of beginning of this description commence at the W 1/4 post of said section; run thence S 89° 55' 50" E along the East and West 1/4 line of said section 490.91 feet to the place of beginning of this description; thence continuing S 89° 55' 50" E along said East and West 1/4 line of said section 320 feet; thence N 00° 04' 51" E, 1336.71 feet to the North 1/8 line of said section; thence N 89° 33' 15" W along said North 1/8 line of said section 320.01 feet to a point which is 492.03 feet distant E'ly from the West line of said section as measured along said North 1/8 line of said section; thence S 00° 04' 51" W, 1338.81 feet to the place of beginning.

Excepting and reserving to first parties, their heirs or assigns, the easement and right to cross said strip of land at such places and in such a manner as is mutually satisfactory to both parties so long as said crossing shall not interfere with the use of said land by second party, its successors or assigns.

Also excepting and reserving to first parties herein, their heirs or assigns, all oil, gas and other minerals (but not including sand, clay or gravel) in and under said land, together with the right to remove the same by wells or shafts placed on the adjoining land. No wells or shafts are to be placed on the land herein conveyed.

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
Glenna F. Thomas
Samuel B. Miller
Notary Public

George H. Calkins
Nellie I. Calkins
Notary Public

OTSEGO COUNTY Gaylord, Mich.
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. This does not include taxes in the process of collection.
COUNTY TREASURER

STATE OF MICHIGAN, )
) ss.
County of Otsego ) On October 4, 1968
before me, a Notary Public of Otsego County, Michigan, acting in Otsego
County, personally appeared George H. Calkins and Nellie I. Calkins

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 December 12, 1971
Samuel B. Miller
Notary Public, Otsego County, Michigan.

SEE NOTE #1 FOR GAS PIPELINE ESMT.

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



Handwritten: Family 2-RD-11-19

MAILED AND CHECKED

GENERAL ENGINEERING MAP REFERENCES

Line Map No. F-17080 Sheet 1 of 10 Sheets  
 Plan & Profile No. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets  
 Book No. \_\_\_\_\_ Sheet \_\_\_\_\_ of \_\_\_\_\_ Sheets

NOTE #1: (By Sale Otsego Co #12; 189.412-0) CPCo granted an esmt for gas pipeline purposes across the ld on the caption of this tract and other lds, as follows:

1. Consumers Power Company Esmt - Gas Pipeline  
2-5-91
2. Apollo Exploration & Dev., Inc.

DOCUMENTS FILED WITH ORIGINAL INSTRUMENTS

1. Abstract \_\_\_\_\_
2. Opinions of Title \_\_\_\_\_
3. Title Search \_\_\_\_\_
4. Mortgage Release \_\_\_\_\_
5. Tree Vouchers \_\_\_\_\_
6. Other Documents \_\_\_\_\_

Forever, the esmt and right to construct, maintain, repair and replace a 4 inch gas pipeline upon, over, under and across ld situate in the Twp of Livingston, Co of Otsego and S State of Mich., desc as follows:

A strip of ld 10 ft in width, being 5 ft each side of the following desc centerline: Comm at the SW cor of Sec 31, T31N, R3W; run th N 00 deg 19' 57" E, 1644.78 ft alg the W ln of sd Sec 31 to the POB of this centerline; th S 89 deg 40' 10" E, 570.45 ft; th N 00 deg 04' 07" E, 894.76 ft; th N 05 deg 15' 08" E, 554.18 ft; th N 00 deg 01' 20" W, 331.56 ft; th N 00 deg 05' 23" E, 1924.85 ft; th N 01 deg 06' 06" E, 1359.19 ft; th N 26 deg 57' 47" E, 1449.11 ft; th N 30 deg 40' 29" E, 797.35 ft; th N 22 deg 10' 22" E, 178.69 ft; th N 43 deg 03' 49" E, 341.85 ft; th N 26 deg 32' 55" E, 333.03 ft; th N 14 deg 45' 52" E, 388.03 ft; th N 27 deg 26' 01" E, 997.04 ft to the POE of this centerline, being N 89 deg 22' 45" W, 13.50 ft from the N ¼ cor of Sec 30, T31N, R3W.

Together with the right to use 2 strips of ld, each 10 ft wide, on each side of the 10 foot strip desc above, as temporary work space during the construction, maintenance or removal of sd 4 inch gas pipeline.

The esmt hereby conveyed and released is for the sole and only purpose of locating and establishing upon, over, under and across sd above-desc premises, a 4 inch gas pipeline buried a minimum of 4 ft beneath the surface of the ld, sd distance being measured from the surface of sd ld to the top of sd pipeline, as near as practicable to the centerline desc above.

FOR FURTHER CONDITIONS, SEE ORIGINAL IN FILE.

