

Bernard Nefcy and wife, Margaret G.

TRACT 220.3-D114-21

Warranty Deed NAME OF GRANTOR 1/17/69 3/20/69 129, 171

ACCOUNT NO. W.D.#5500

MAP 11

KIND OF INSTRUMENT DATE OF INST DATE OF RECORD LIBER PAGE

RECORDED 129 PAGE 171 LIVINGSTON-ROGERS CITY. Includes Michigan State Seal and Notary Public Seal for Samuel B. Miller.

MICHIGAN Otsego Livingston STATE COUNTY TOWNSHIP 31 T 31 N R 3 W MUNICIPALITY SECTION TOWN RANGE 983A PLAT OR AREA

This Indenture, made January 17, 1969, BETWEEN (13) BERNARD NEFCY and MARGARET G. NEFCY, his wife, of 1975 Hamilton Street, Holt, Michigan, 48824 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 and no/100 Dollars (\$2,000.00) 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:

(18) A strip of land 320 feet wide across the NW 1/4 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 Northwest corner of said section; run thence S 89° 10' 40" E, along the North line of said section 493.17 feet to the place of beginning of this description; thence continuing S 89° 10' 40" E, along said North line of said section 320.03 feet; thence S 00° 04' 51" W, 1336.71 feet to the North 1/3 line of said section; thence N 89° 33' 15" W, along said North 1/3 line of said section 320.01 feet; thence N 00° 04' 51" E, 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 parcel 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 parcel of 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.

SEE NOTE #1 FOR GAS PIPELINE ESMT. 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 Samuel B. Miller, Samuel B. Miller, Fred J. Coolbaugh, Bernard Nefcy, Margaret G. Nefcy.

STATE OF MICHIGAN,)) ss. County of Ingham) On January 17, 1969 before me, a Notary Public of Otsego County, Michigan, acting in Ingham County, personally appeared Bernard Nefcy and Margaret G. Nefcy.

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.

Table with columns: BALANCE, TRANSFERS, AMOUNT, ITEMS OF COST, JOURNAL ENTRY, DATE. Includes handwritten note 'Formerly 3-Rd 41-21'.

Handwritten stamp: RECORDED AND INDEXED.

NOTES AND OTHER DATA

GENERAL ENGINEERING MAP REFERENCES

Line Map No. F-17080 Sheet 1 of 16 Sheets
 Plan & Profile No. _____ Sheet _____ of _____ Sheets
 Survey Map No. _____ Sheet _____ of _____ Sheets

NOTE #1: (By Sale No. 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.

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

A strip of ld 10 ft in width, being 5 ft each side of the following desc conterline: 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 POE 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 1/2 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.

DEEDS FILED WITH ORIGINAL INSTRUMENTS:

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

