

IOSCO COUNTY

0 2 8 0 5

STATE OF MICHIGAN



REAL ESTATE TRANSFER TAX

Dept. of Taxation JAN-9'81

999.00

PB.10564

IOSCO COUNTY

0 2 8 0 5

STATE OF MICHIGAN



REAL ESTATE TRANSFER TAX

Dept. of Taxation JAN-9'81

999.00

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IOSCO COUNTY

LIBER 290 PAGE 53
WARRANTY DEED

CONSUMERS POWER COMPANY, a corporation organized and existing under the laws of the State of Michigan, having its principal office at 212 West Michigan Avenue, Jackson, Michigan 49201, GRANTOR, for and in consideration of the sum of TWO MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,500,000.00) received to its full satisfaction, does by these presents CONVEY AND FOREVER WARRANT UNTO THE UNITED STATES OF AMERICA, Washington, D.C., and its assigns, GRANTEE, certain tracts of land with all appurtenances thereunto belonging or in anywise appertaining, situate in the Townships of Plainfield, Oscoda, and Wilber, County of Iosco, State of Michigan, said lands being more particularly described in Exhibit "A" attached hereto and made a part hereof, and said lands containing an aggregate of 4772.68 acres, more or less.

SUBJECT TO easements, if any, for established or existing roads, highways, railroads, pipelines, drains and utilities

SUBJECT ALSO TO minerals and mineral rights, if any, outstanding of record in third parties.

SUBJECT ALSO TO an avigation easement in favor of the United States as set out in the instrument recorded in Liber 108, Page 502 of the Iosco County records, together with a clearance easement to said United States as set out in the instrument recorded in Liber 139, Page 487 of the Iosco County records.

RESERVING TO Grantor, its successors and assigns, the right to flow those lands described in Exhibit A which are adjacent to the AuSable River, together with the right to fluctuate or otherwise affect the flow of water in said river by the normal operation and maintenance of any dam or dams of Grantor in said river, said reservation as it pertains to Exhibit "A" lands being subject, however, to the terms, conditions, provisions, and limitations of the "Order Issuing License (Major)" of the United States of America, Federal Power Commission (Federal Energy Regulatory Commission) now pertaining to Project No. 2448 (Mio Dam), Project No. 2447 (Alcona Dam), Project No. 2449 (Loud Dam), Project No. 2453 (Five Channels Dam), Project No. 2450 (Cooke Dam), and Project No. 2436 (Foote Dam).

Tawas City, Mich. 1-9-81
"I hereby certify that there are no tax liens or titles held by the State or any individual against the within description, and all taxes on same are paid for five years previous to the date of this instrument, as appears by the records in this office."

E. J. Neelie County Treasurer
MA

IOSCO COUNTY

0 2 8 0 5

STATE OF MICHIGAN



REAL ESTATE TRANSFER TAX

Dept. of Taxation JAN-9'81

752.00

PB.10564

REGISTER OF DEEDS
IOSCO COUNTY, MICH.

John F. ...

8-290 Pgs. 53-74
JAN 9 2 30 PM '81

RECORDED

2741

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RESERVING ALSO TO the Grantor, its successors or assigns, all oil, gas, and associated hydrocarbon substances, and all saline minerals and associated substances, in and under the lands described in Exhibit "A", together with the right to enter upon said lands and to prospect for, mine (including solution mining), and remove said oil, gas, and hydrocarbon substances, and all saline minerals and associated substances, Forever, subject to the Rules and Regulations of the Secretary of Agriculture, dated April 30, 1963, a copy of which is attached hereto and made a part hereof as Exhibit B.

RESERVING ALSO TO the Grantor, its successors or assigns, Forever, subject to the Rules and Regulations of the Secretary of Agriculture, dated August 5, 1938, a copy of which is attached hereto and made a part hereof as EXHIBIT "D", the easement and right to construct, erect, lay and maintain one or more lines consisting of pole structures, poles, or any combination of same, wires, cables, conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a communication business on, over, under, and across certain strips of land 200 feet in width for all transmission lines, and 30 feet in width for all distribution lines, over a portion of the premises herein conveyed, said strips being described in Exhibit "C" attached hereto and made a part hereof, with full right and authority to Grantor, its successors, licensees, lessees, or assigns, and its and their agents and employees, subject to said Rules and Regulations set forth at Exhibit "D", to enter at all times upon said strips of land for the purpose of patrolling, constructing, repairing, removing, replacing, improving, enlarging, and maintaining such wires, cables, conduits, structures, towers, pole structures, poles and other supports with all necessary braces, guys, anchors, manholes, and transformers and stringing thereon, and supporting and suspending therefrom lines of wires, cables, or other conductors for the transmission of electrical energy and/or communication, and also the right to cut, trim, remove, destroy, or otherwise control all trees and brush growing upon said 200-foot and 30-foot wide strips of land which may, in the opinion of Grantor, interfere or threaten to interfere with or be hazardous to the construction, operation, and maintenance of said lines. No buildings or other structures will be placed on said strips of land

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without the written consent of Grantor. Limited use of a part of the easement area reserved by the Grantor and occupied by Grantor's transmission line facilities shall not constitute abandonment as to any unused portion of said easement area which is situated within the easement boundaries and located to either side of that portion of said easement area occupied by Grantor's transmission line facilities.

The acquiring agency is the Forest Service, Department of Agriculture.

TO HAVE AND TO HOLD the said premises described at Exhibit "A," and all appurtenances thereto, unto Grantee, its successors and assigns, to the sole and only proper use, benefit and behoof of Grantee, its successors and assigns, Forever.

IN WITNESS WHEREOF, Consumers Power Company has caused these presents to be executed in its corporate name by its duly authorized officer this 29th day of December, 1980.

In the presence of:

W. L. Reid
W. L. Reid
Carol J. Kielar
Carol J. Kielar

CONSUMERS POWER COMPANY
By G. L. Heins
G. L. Heins
Vice President,
System Operations

ATTEST:

J. H. Mellinger
J. H. Mellinger
~~Secretary~~ ASSISTANT SECRETARY

(CORPORATE SEAL)



APPROVED AS TO FORM
334
CONSUMERS POWER COMPANY
LEGAL DEPARTMENT

LIBER 290 PAGE 56

STATE OF MICHIGAN)
)
COUNTY OF JACKSON) ss

On this 29th day December, 1980, before me, a Notary Public in and for said county, personally appeared G. L. Heins, to me personally known, who by me duly sworn, did say that he is the Vice President, System Operations of Consumers Power Company, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said G. L. Heins, acknowledged said instrument to be the free act and deed of said corporation.



(NOTARIAL SEAL)

Carol J. Kielar
Carol J. Kielar
Notary Public
Jackson County, Michigan

My commission expires: December 22, 1981

This instrument was drafted by Michael J. Danaher, Attorney, Office of the General Counsel, U.S. Department of Agriculture, Milwaukee, Wisconsin, and B.E. Hagen, Senior Attorney, Consumers Power Company.

T24N, R6E, MICHIGAN MERIDIAN, OSCODA TOWNSHIP

	<u>Approximate Acreage</u>
<u>Section 15:</u>	
The SW 1/4 of the SW 1/4.	40.00
<u>Section 16:</u>	
The N 1/2 of the SW 1/4 and a strip of land 200 feet wide located in the S 1/2 of the SW 1/4 lying 50 feet Southwesterly and 150 feet Northeasterly of a line described as beginning on the South line of said section at a point 1720 feet East of the Southwest corner of said section; thence Northwesterly to a point on the S 1/8 line 330 feet East of the West section line.	88.80
<u>Section 17:</u>	
The North 200 feet of the NW 1/4 of the SW 1/4.	6.06
<u>Section 18:</u>	
The SW 1/4 of the NW 1/4 and the N 1/2 of the SW 1/4 and the N 1/2 of the SE 1/4 and the SE 1/4 of the SE 1/4.	224.20
<u>Section 21:</u>	
The NW 1/4 of the SW 1/4.	40.00
<u>Section 25:</u>	
The N 1/2 of the NW 1/4.	80.00
<u>Section 26:</u>	
The E 1/2 of the NW 1/4 except a parcel of land in the NE 1/4 of the NW 1/4 described as follows: To find the place of beginning, commence at the N 1/4 corner of said section; thence S 0° 2' 50" E along the North and South 1/4 line of said section, 286.6 feet; thence N 48° 42' 50" W, 54.35 feet to the place of beginning; thence S 41° 47' 10" W, 234.27 feet; thence N 45° 9' 50" W to the	

T24N, R6E, MICHIGAN MERIDIAN (Cont'd.)Approximate
AcreageSection 26 (Cont'd.):

center line of State Highway 65; thence Northeasterly along the center line of said State Highway to a point which is N 48° 42' 50" W from the point of beginning; thence S 48° 42' 50" E, 285.14 feet to the place of beginning; also, except that part of the following described land lying in Section 26 described as commencing at the N 1/4 post of said Section 26; thence S 88° 28' W, 354.62 feet to the place of beginning; thence N 52° 29' 30" W, 159.65 feet; thence S 37° 30' 30" W, 143.30 feet; thence S 52° 29' 30" E, 145.28 feet to the center line of State Highway M-65; thence Easterly along said center line on a 6° curve to the left, chord bearing N 76° 02' 30" E, 182.26 feet; thence N 52° 29' 30" W, 99.86 feet to the place of beginning.

78.00

Section 30:

Beginning on the West section line 82 feet South of the Northwest corner of said section; thence North 82 feet; thence East 120 feet; thence Southwesterly to the place of beginning.

0.12

Section 36:

The NE 1/4 of the NW 1/4 and that part of a strip of land 264 feet wide located in the NW 1/4 of the NW 1/4, the center line of said strip being described as beginning on the North and South 1/4 line of said Section 36, at a point 954 feet South of the N 1/4 post of said Section 36; thence N 67° W, 2796 feet to a point on the West section line of Section 25, T24N, R6E, said point being 96.5 feet North of the Southwest corner of said Section 25 and the place of ending.

47.13

T24N, R7E, MICHIGAN MERIDIAN, OSCODA TOWNSHIPSection 16:

The W 1/2 of the SW 1/4 and the SW 1/4 of the NW 1/4.

120.00

Section 21:

The SW 1/4 of the NE 1/4.

40.00

Electric Transmission Line Easements

T24N, R5E, MICHIGAN MERIDIAN, PLAINFIELD TOWNSHIP

A strip of land 200 feet wide across the NE 1/4 of the SW 1/4, Section 1, T24N, R5E, being 100 feet on each side of a line described as beginning on the South line of said section at a point 240 feet West of the E 1/8 line of said section; thence N 55° W to the West line of said section at a point 261 feet South of the W 1/4 post of said section.

A strip of land 200 feet in width in the W 1/2 of the NE 1/4, the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 2; the S 1/2 of the SW 1/4, the NW 1/4 of the SW 1/4 and the SW 1/4 of the SE 1/4 of Section 1; the N 1/2 of the NE 1/4, the West 990 feet of the SE 1/4 of the NE 1/4 and the E 1/2 of the SE 1/4 of Section 12; and the E 1/2 of the NE 1/4 of Section 13, all in T24N, R5E, said strip being 100 feet on each side of a center line described as follows: To find the place of beginning, commence at the Northeast corner of said Section 2; thence N 87° 20' 27" W, 1487.73 feet to the place of beginning of this description; running thence S 0° 17' 32" W, 1717.60 feet; thence S 26° 44' 28" E, 368.0 feet; thence S 55° 46' 28" E, 5969.0 feet; thence S 32° 07' 28" E, 488.0 feet; thence S 11° 14' 01" E, 6560.07 feet; thence S 25° 30' 00" E, 90.63 feet to the East line of said Section 13 at a point which is 946.86 feet Northerly of the E 1/4 corner of said section as measured along said section line. (Bearings are based on the North line of Section 2 from the N 1/4 corner to the Northeast corner assumed as S 87° 20' 27" E.)

T24N, R6E, MICHIGAN MERIDIAN, OSCODA TOWNSHIP

A strip of land 200 feet in width in the SW 1/4 of the NW 1/4, the N 1/2 of the SW 1/4 and the N 1/2 of the SE 1/4 of Section 18, T24N, R6E, being 100 feet on each side of a center line described as follows: To find the place of beginning, commence at the W 1/4 corner of said section; thence N 01° 01' 10" W along the West line of said section, 946.86 feet to the place of beginning for this description; running thence S 25° 30' 00" E, 352.37 feet; thence S 37° 29' 29" E, 396.0 feet; thence S 55° 37' 29" E, 404.0 feet; thence S 74° 30' 29" E, 395.0 feet; thence S 89° 52' 06" E, 3971.27 feet to the East line of said section at a point which is 52.14 feet Southerly of the E 1/4 corner of said section, as measured along said section line. (Bearings are based on the West line of Section 18 from the W 1/4 corner to the Northwest corner as assumed N 01° 01' 10" W.)

T24N, R6E, MICHIGAN MERIDIAN (Cont'd.)

The North 200 feet of the NW 1/4 of the SW 1/4 of Section 17, T24N, R6E.

A strip of land 200 feet in width in the N 1/2 of the SW 1/4, Section 16, T24N, R6E, being 100 feet on each side of a center line described as follows: To find the place of beginning, commence at the Southwest corner of said section; thence N 0° 08' 23" W along the West line of said section, 1691.9 feet to the place of beginning for this description; running thence S 46° 09' 12" E, 2181.6 feet; thence S 26° 00' 00" E, 163.9 feet to the South line of said section at a point which is 978.0 feet Westerly of the S 1/4 corner of said section, as measured along said section line. (Bearings are based on the West line of Section 16 from the Southwest corner to the W 1/4 corner as assumed N 0° 08' 23" W.)

A strip of land 200 feet wide located in the S 1/2 of the SW 1/4 of Section 16, T24N, R6E, lying 50 feet Southwesterly of and 150 feet Northeasterly of a line described as beginning on the South line of said section at a point 1720 feet East of the Southwest corner of said section; thence Northwesterly to a point on the S 1/8 line of said section, 330 feet East of the West line of said section.

A strip of land 200 feet in width in the NW 1/4 of the SW 1/4, Section 21, T24N, R6E, being 100 feet on each side of a center line described as follows: To find the place of beginning, commence at the W 1/4 corner of said section; thence N 88° 08' 12" E along the East and West 1/4 line of said section, 387.62 feet to the place of beginning for this description; running thence S 46° 45' 00" W, 533.73 feet to the West line of said section at a point which is 353.1 feet Southerly of the W 1/4 corner of said section, as measured along said section line. (Bearings are based on the West line of Section 21 from the Southwest corner to the W 1/4 corner as assumed N 0° 13' 00" W.)

A strip of land 200 feet in width in the E 1/2 of the NW 1/4, Section 26, T24N, R6E, being 100 feet on each side of a center line described as follows: To find the place of beginning, commence at the N 1/4 corner of said section; thence N 88° 28' 00" E along the North line of said section, 101.25 feet to the place of beginning for this description; running thence S 8° 40' 00" W, 2054.53 feet; thence S 25° 08' 00" W, 723.56 feet to the East and West 1/4 line of said section at a point which is 2112.6 feet Easterly of the W 1/4 corner of said section as measured along said 1/4 line. (Bearings are based on the North line of Section 26 from the Northwest corner to the N 1/4 corner as assumed N 88° 28' 00" E.)

T24N, R6E, MICHIGAN MERIDIAN (Cont'd.)

A strip of land 200 feet in width in the E 1/2 of the NW 1/4, Section 26, T24N, R6E, being 100 feet on each side of a center line described as follows: To find the place of beginning, commence at the N 1/4 corner of said section; thence N 88° 28' 00" E along the North line of said section, 101.25 feet; thence S 8° 40' 00" W, 428.53 feet to the place of beginning for this description; thence N 68° 49' 00" W, 1084.0 feet; thence N 75° 51' 00" W, 11.63 feet to the North line of said section at a point which is 985.74 feet Westerly of the N 1/4 corner of said section, as measured along said section line. (Bearings are based on the North line of Section 26 from the Northwest corner to the N 1/4 corner assumed as N 88° 28' 00" E.)

A strip of land 200 feet in width being 100 feet on each side of a center line, as hereinafter described, across the following two parcels of land: Parcel #1: The NE 1/4 of the NW 1/4, Section 36, T24N, R6E. Parcel #2: A strip of land 264 feet wide located in the NW 1/4 of the NW 1/4 of said Section 36, the center line of said 264 foot wide strip being described as beginning at a point on the North and South 1/4 line of said section, 954 feet South of the N 1/4 post of said Section 36; thence N 67° W, 2796 feet to a point on the West section line of Section 25, 96.5 feet North of the Southwest corner of said Section 25. The center line of said 200 foot wide strip of land being described as follows: To find the place of beginning, commence at the Northwest corner of said section; thence S 89° 53' 00" E along the North line of said section, 160.39 feet to the place of beginning for this description; thence S 69° 09' 48" E, 2657.24 feet to the North and South 1/4 line of said section at a point which is 940.22 feet Southerly of the N 1/4 corner of said section as measured along said 1/4 line. (Bearings are based on the North line of Section 36 from the Northwest corner to the N 1/4 corner assumed as S 89° 53' 00" E.)

T24N, R7E, MICHIGAN MERIDIAN, OSCODA TOWNSHIP

A strip of land 200 feet in width in the SW 1/4 of the NE 1/4, Section 21, T24N, R7E, being 100 feet on each side of a center line described as follows: To find the place of beginning, commence at the Northeast corner of said section; thence S 03° 51' 00" W along the East line of said section, 1270.83 feet to the N 1/8 line of said section; thence S 89° 13' 00" W along said 1/8 line 1660.0 feet to the place of beginning for this description; thence S 44° 45' 00" W, 1363.97 feet to the North and South 1/4 line of said section, said point being 305.28 feet Northerly of the center of said section as measured along said 1/4 line. (Bearings are based on the East line of Section 21 from the Northeast corner to the E 1/4 corner assumed as S 3° 51' W.)