WARRANTY DEED—881 (State Bar of Michigan Form)

LIBER 434 PAGE 623

The Grantor(s) Donald N. Walker and Audrey A. Walker, husband and wife,

5659 W. M-76, West Branch, MI 48661, whose address is

convey(s) and warrant(s) to Gary C. Tedford and Sharon C. Tedford, husband and wife,

whose address is 2100 Maes Road, West Branch, MI 48661,

the following described premises situated in the Township of West Branch, County of Ogemaw, and State of Michigan:

The Northeast ¼ of the Northeast ¼ of Section 17, Town 22 North, Range 2 East; EXCEPT an undivided 3/4 interest in all oil, gas and other minerals and rights incidental thereto; and RESERVING UNTO the grantors hereto a life estate in an undivided 1/4 interest in all oil, gas and other minerals and rights incidental thereto; FURTHER SUBJECT TO existing oil and gas leases and assignments thereof; and easements and reservations, if any, of record;

for the sum of Forty Thousand ($40,000.00) dollars.

X EXEMPT FROM MICHIGAN TRANSFER TAX UNDER M.C.L. 207.526 (r)

subject to easements and building and use restrictions of record and further subject to

This deed is given in fulfillment of a certain land contract between the parties hereto dated Nov. 26, 1991, and is subject to encumbrances such as may have accrued by or through the acts or negligence of parties other than Grantors hereto subsequent to said date.

Dated this 25th day of October, 1995.

Signed in presence of:

Phyllis A. Ketzler

James Richardson

Signed by:

Donald N. Walker

Audrey A. Walker

STATE OF MICHIGAN, } SS.

COUNTY OF OGEMAW

The foregoing instrument was acknowledged before me this 25th day of October, 19 95, by Donald N. Walker and Audrey A. Walker, husband and wife.

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX

OGEMAW 23 FEB 96 636

$ 44.00-CO
$ 0.00-ST
#100002932

James A. Richardson
Notary Public, Ogemaw County, Michigan
My commission expires: 2/26/96

County Treasurer's Certificate

I hereby certify that for the five years preceding date of said instrument there are no tax liens of title held by the State for any unpaid taxes, except such as may be in the process of collecting.

Feb 23 1996 Margaret A. Rabeaux
West Branch, Mich. Ogemaw County Treasurer

City Treasurer's Certificate:

CERTIFICATION OF TAXES IS PENDING NOTICE OF A HOMESTEAD TAX DENIAL BY THE STATE OF MICHIGAN, DEPT. OF TREASURY.

When Recorded Return To:

(Name)

(Street Address)

(City and State)

Send Subsequent Tax Bills To:

Drafted By
Don Walker
Business Address
5659 W. M-76
West Branch, MI 48661

Tax Parcel 45614-017-002-00 Recording Fee _____ Transfer Tax _____

* TYPE OR PRINT NAMES UNDER SIGNATURES.

47-060-023

STATE OF MICHIGAN
OGEMAW COUNTY
RECORDED
Liber 434-Page 623
23 FEB 96 3:51 P.M.

WANDA MUZIK
REGISTER OF DEEDS

FIRST AMERICAN TITLE INSURANCE COMPANY

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING FIRST AMERICAN TITLE INSURANCE COMPANY

Recd Ogemaw Cnty 12/8/14 AM 11:12

Doc # 3125090
12/08/2014 11:19:06 AM Page: 1 of 1
DQC Fee:$ 14.00
Denise Simmons, Ogemaw Co. Register

QUIT CLAIM DEED
Exempt from Michigan State Transfer Tax under M.C.L. 207.526(a)
Exempt from Michigan County Transfer Tax Under M.C.L. 207505(a)

KNOWN ALL MEN BY THESE PRESENTS: Alton E. LeDuc and Alice LeDuc, husband and wife, whose mailing address is: 2228 S. M-76 West Branch, MI 48661, the grantor(s), **Quit Claims to:** The Alton LeDuc E. and Alice LeDuc Living Trust, dated September 09, 2014, a certificate of trust having been previously recorded, as document # 3123905, whose mailing address is: 2228 S. M-76, West Branch, MI 48661, the below described interest in the real property described as:

The East 1/2 of the South East 1/4 of Section 8, Town 22 North, Range 2 East, West Branch, Township, Ogemaw County, Michigan.

The grantors having saved and reserved all of their interest in oil, gas and minerals rights for and during their lifetime and upon the death of both sellers, one-half of the oil, gas and other minerals in a previous deed transferring the property to Gary Tedford and Sharon Tedford, husband and wife. By and through this instrument the grantors now transfer the interest they have reserved to their Trust, being The Alton E. LeDuc and Alice LeDuc Living Trust, dated September 09, 2014.

IN WITNESS WHEREOF, this QUIT CLAIM DEED is signed, on the date and year set fourth below.

Alton E. LeDuc

Alice LeDuc

State of Michigan}
}
County of Ogemaw}

On, November 25, 2014 Alton E. LeDuc and Alice LeDuc known and identified to me as same, personally, appeared before me and set their hand to this instrument and acknowledged to me that this was their voluntary act intended to convey the above listed property in accordance with the terms of this instrument.

Jennifer L. Andree Notary Public
Ogemaw County
Acting in Ogemaw County
My Commission Expires 07/18/2020

Drafted By:
Darris B. Richards
Attorney at Law P.L.L.C.
248 North Burgess
West Branch, MI 48661
(989) 345-7866

Return the recorded deed to: Darris B. Richards, 248 North Burgess, West Branch, MI 48661.

Recd Ogemaw Cnty 12/03/14 PM 02:21

Doc # 3125042
12/03/2014 02:40:19 PM Page: 1 of 1
DWD Fee:$ 14.00
Denise Simmons, Ogemaw Co. Register

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS: That Alton LeDuc and Alice M. LeDuc husband and wife whose address is: 2228 South M-76, West Branch Michigan 48661 hereinafter referred to as "seller" **convey and warrant to:** Gary C. Tedford and Sharon C. Tedford husband and wife whose address is: 2100 Maes Rd, West Branch, MI 48661, hereinafter referred to as " Purchasers" following described property.

The East 1/2 of the South East 1/4 of Section 8, Town 22 North, Range 2 East, West Branch, Township, Ogemaw County, Michigan, saving and reserving in the sellers all interest in oil, gas and minerals rights for and during their lifetime and upon the death of both sellers, one-half of the oil, gas and other minerals shall pass to the purchasers or their successors. The sellers assign and/or heirs shall retain the remaining one/half interest oil, gas and minerals.
Property Tax Id. Number: 014-008-039-00

For the sum and consideration of $160,000.00, this deed is given in fulfillment of the Land Contract entered into between the parties, as evidenced by Memorandum of Land Contract, recorded on April 3, 1989 in Liber 342, page 1, Ogemaw County Register of Deeds.
The Grantors grant to the Grantees the right to make all divisions under Section 108 of the Land Division Act, Art No. 288 of Public Acts of 1967. This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

IN WITNESS WHEREOF, this WARRANTY DEED is signed, on the date and year set fourth below.

Alton LeDuc

Alice M. LeDuc

State of Michigan }
}
County of Ogemaw }

I hereby certify that for the five years preceding date of said instrument there are no tax liens of title held by the State for any unpaid taxes, except such as may be in the process of collecting.

12-3 2014 — S. McIntyre
West Branch, MI — Ogemaw County Treasurer

CERTIFICATION OF TAXES IS PENDING NOTICE OF A HOMESTEAD DENIAL OR UNCAPPING BY THE MICHIGAN DEPT. OF TREASURY AND/OR THE LOCAL UNIT.

On, November 28, 2014, Alton LeDuc and Alice M. LeDuc known and identified to me as same, personally, appeared before me and set their hand to this instrument and acknowledged to me that this was their voluntary act intended to convey the above listed property in accordance with the terms of this instrument.

James Lee Kloosterman
James Lee Kloosterman Notary Public
Ogemaw County acting in same,
State of Michigan
My commission expires: 1/8/2021

Drafted By:
Darris B. Richards
Attorney at Law P.L.L.C.
248 North Burgess
West Branch, MI 48661
(989) 345-7866

Return the recorded deed to: Gary and Sharon Tedford, 2100 Maes Rd, West Branch, MI 48661

Michigan Real Estate Transfer Tax
#100022798 Receipt#14-04059
12/03/2014 02:40 PM
Ogemaw County, Michigan

County Tax $175.00
State Tax $1200.00

RECORDED IN DEEDS

RECEIVED SEP 23 1969 AT 1:55 P.M.
LIBER 205 of Deeds PAGE 176

Stella M. Crum
Register of Deeds — Ogemaw County

WARRANTY DEED—Short—891 (Rev. 1967)
(Photo Copy Form) DOMESTIC BLDG. & CO., KALAMAZOO, MICH.

LIBER 205 PAGE 176

SPACE ABOVE FOR REAL ESTATE TRANSFER STAMP

This Indenture, made August 25, 1969
BETWEEN Edward J. LeDuc and Edna May LeDuc, husband and wife, of Route 3, West Branch, Michigan, parties

of the first part,
and Alton LeDuc and Alice LeDuc, husband and wife,

parties of the second part,
whose address is Route 2, Box 336B, West Branch, Michigan.

Witnesseth, That the said party of the first part, for and in consideration of Five Thousand ($5000.00) Dollars

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, his heirs and assigns, FOREVER, all that certain piece or parcel of land situate and being in the Township of West Branch County of Ogemaw and State of Michigan, and described as follows, to-wit:

The East Half of the South East Quarter of Section 8 in Town 22 North of Range 2 East; saving and reserving to Virginia Merrill Heddon one-half interest in and to any and all oil, gas or other minerals in, on and under said land for a period of twenty-five years from and after December 8, 1944.

OGEMAW COUNTY 002927
STELLA M. CRUM
STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dept. of Taxation SEP 23 '69 $05.50
P.B. 10590

Ogemaw County Treasurer's Office } West Branch, Michigan September 23 1969
This is to certify that there are no tax liens or titles held by the State or any individual against and that all taxes on the lands described in the within instrument have been paid for the 5 years previous to the date of this instrument according to the records of this office except as stated. This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officer.

E. E. Harrison
County Treasurer

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 his heirs 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, his heirs 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 except as aforesaid

and that he will, and his heirs, executors, and administrators shall *Warrant and Defend* the same against all lawful claims whatsoever, except as aforesaid

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

Betty Benjamin

Ben Richardson

Edward J. LeDuc

Edna May LeDuc

STATE OF MICHIGAN, } ss.
COUNTY OF Ogemaw }

on August 25, 1969 before me, a Notary Public, in and for said County, personally appeared Edward J. LeDuc and Edna May LeDuc, husband and wife, to me known to be the same person s described in and who executed the within instrument, who each acknowledged the same to be their free act and deed.

Benjamin F. Richardson Notary Public,
Ogemaw County, Michigan,
My commission expires Sept. 23, 1969

4. Prepared by
Ben Richardson
West Branch, Michigan

SEE FOOT NOTES ON OTHER SIDE

598

WARRANTY DEED—Short Form—1

90

DOUBLEDAY-HUNT-DOLAN CO., KALAMAZOO 42870

Virginia Merrill Heddon
TO
Edward J. Le Duc
&
Edna May Le Duc

Received for Record, this 15th day of February A. D. 1945, at 10 o'clock A. M., as all proper certificates were furnished in compliance with Section 3531, Compiled Laws of 1929, as amended by Act 261, Public Acts of 1931.

Register of Deeds.

This Indenture, Made this 8th day of December in the year of our Lord one thousand nine hundred and forty-four

BETWEEN Virginia Merrill Heddon of Dowagiac, Michigan, party

of the first part,

and Edward J. Le Duc and Edna May Le Duc, husband and wife, jointly and to the survivor of Either, of West Branch Michigan, parties

of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Fifteen Hundred Dollars - - -

LIBER 235 PAGE 120 RECEIVED FEB 13 1974 AT 2:30 P.M.
LIBER 235 of Deeds PAGE 120-22 incl.

QUIT CLAIM DEED

STATUTORY FORM FOR CORPORATION

Stella M. Crum
Register of Deeds — Ogemaw County

KNOW ALL MEN BY THESE PRESENTS: That Leonard Refineries, Inc. ("Leonard"), a Michigan corporation
the address of which is* East Superior Street, Alma, Michigan

Quit ClaimS to James P. Dunnigan, A. E. Crawford, Charles G. Miller and Lawrence I. Levi, a Co-Partnership d/b/a Ogar Pipe Line Company
whose street number and postoffice address is West Branch, Michigan,

~~[illegible]~~ pipe line extending from Leonard's gathering terminus in the vicinity of Rose City, Ogemaw County, Michigan, to the storage facilities of Producer's Refining, Inc. in the vicinity of West Branch, Ogemaw County, Michigan, said pipe line being referred to as the "Rose City Line" and being more fully described in Exhibit "A" and being shown on Exhibit "B" said exhibits being attached hereto and by this reference made a part hereof,

[redacted]

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE

Affidavit to cover Michigan transfer tax accompanies deed

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1866

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,
for the sum of One ($1.00) and other good and valuable considerations.

Dated this 6th day of May 1969

Signed in the presence of:

Harold B. Goosman

O. L. Hoxie

Signed by:

Leonard Refineries, Inc.

By Stephen D. Saboff
Stephen D. Saboff
Its Executive Vice President

and Don Godfrey
Don Godfrey
Its Assistant Secretary

STATE OF MICHIGAN } ss.
COUNTY OF Gratiot }

On this 6th day of May 1969 before me, a Notary Public in and for said County, personally appeared Stephen D. Saboff and Don Godfrey to me personally known, who, being by me duly sworn, did[1] each for himself say that[2] they are respectively the Executive Vice President and Assistant Secretary of Leonard Refineries, Inc.
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 in behalf of said corporation by authority of its board of directors; and said Stephen D. Saboff and Don Godfrey acknowledged said instrument to be the free act and deed of said corporation.

John C. Horning
John C. Horning
Isabella
acting in Gratiot County, Michigan
Notary Public, County, Michigan

My Commission expires January 22, 1971

NOTE—If more than one officer acknowledges insert at 1 "each for himself" and at 2 "they are respectively."

When recorded return to:

Recording Fee
Rev. Stamps

Drafted by:* Bethel B. Kelley
Business address: 2700 Penobscot Bldg.
Detroit, Michigan 48226

*See note re P.A. 1963, No.150, on reverse side.

EXHIBIT A

Description of Rose City Line

A pipe line (including the entire pipe line system) located in Ogemaw County, Michigan, and extending from Leonard's gathering terminus in the vicinity of Rose City, Michigan, to the storage facilities of Producers Refining, Inc. in the vicinity of West Branch, Michigan, said pipe line being more particularly described as follows:

> Commencing at a point in the Southwesterly portion of the Southwest Quarter (SW¼) of Section 33, Town 24 North, Range 2 East; thence in a Southwesterly direction to a point in the Northeasterly portion of the Northeast Quarter (NE¼) of Section 5, Town 23 North, Range 2 East; thence in a Westerly direction to a point in the Northeasterly portion of the Northeast Quarter (NE¼) of Section 6 in Town 23 North, Range 2 East; thence in a Southerly direction along, near or adjacent to the East line of Sections 6, 7, 18, 19, 30 and 31 in Town 23 North, Range 2 East, and along, near or adjacent to the East line of Sections 6, 7 and 18 in Town 22 North, Range 2 East, and through Sections 17, 20, 29 and 32 of Town 22 North, Range 2 East,

together with all easements acquired for the construction and operation of said pipe line, all pipe, valves, couplings, connections, appliances and materials appurtenant to and forming a part of said pipe line, all appurtenances necessary and/or convenient for the operation of said pipe line and also the leasehold interest in the Rose City Station located in the Southwesterly portion of the Southwest Quarter (SW¼) of Section 33, Town 24 North, Range 2 East.

LIBER 235 PAGE 122

LEONARD PIPE LINE CO

ROSE CITY - WEST BRANCH TRUNK LINE

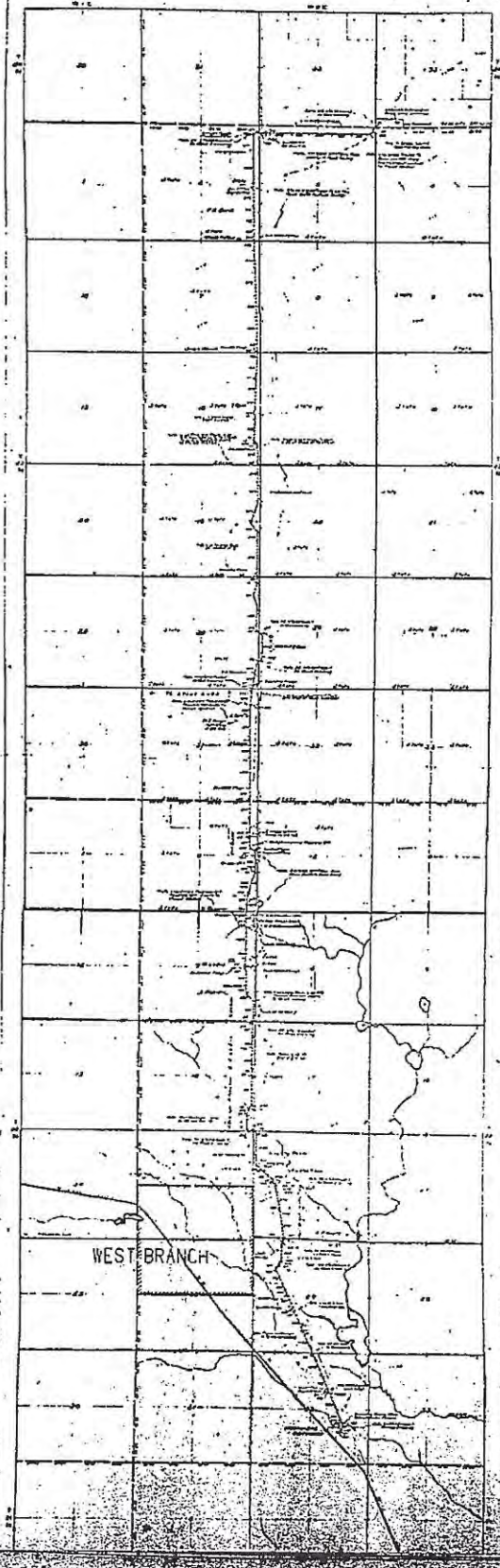


EXHIBIT B

LIBER 235 PAGE 123

RECEIVED FEB13 1974 AT 2:30 P.M.
LIBER 235 of Deeds PAGE 123-6 incl.

Stella M. Crumm
Register of Deeds — Ogemaw County

QUIT-CLAIM DEED

Know all men by these presents that OGAR PIPELINE COMPANY, 116 South Third Street, West Branch, Michigan by A. E. Crawford, Charles G. Miller and James P. Dunnigan, all of the surviving partners (hereinafter collectively referred to as the "Grantor") does by these presents quit-claim to Ogar Pipeline Company, a Michigan corporation, the registered office of which is located at 2790 South Refinery Road, West Branch, Michigan, all of its right, title and interest in and to a certain pipeline extending from the Leonard Refineries Inc. gathering terminus in the vicinity of Rose City, Ogemaw County, Michigan, to the storage facilities of Osceola Refining Company (formerly known as "Producers Refining, Inc.") in the vicinity of West Branch, Ogemaw County, Michigan, said pipeline being referred to as the "Rose City Line" and being more fully described in Exhibit A and being shown on Exhibit B, said exhibits being attached hereto and by this reference made a part hereof, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or anywise appertaining. This deed is given for no monetary consideration and for the purpose of reflecting incorporation. EXEMPT FROM MICHIGAN TRANSFER TAX UNDER M.S.A. 7.456 (5)(F)

IN WITNESS WHEREOF, Ogar Pipeline Company, a Michigan partnership, has executed this instrument through the undersigned who constitute all of its surviving partners, as of this 30 day of January, 1974.

Witness:

Warren E. Hooper

Irene Mason

A. E. Crawford

STATE OF MICHIGAN)
) ss.
COUNTY OF OGEMAW)

On this 30th day of January, 1974; before me, a Notary Public in and for said County personally appeared A. E. Crawford, known to me

Form 314 7-70

LIBER 222 PAGE 489

Parcel #5

File #140.1

EASEMENT

Harry H. Rosenthal and Sadie A. Rosenthal, his wife, 2195 Maes Road, West Branch, Michigan
Grantor, in consideration of One and no/100 Dollars ($1.00) to him paid by CONSUMERS POWER COMPANY, a Michigan corporation, 212 W. Michigan Avenue, Jackson, Michigan, Grantee, receipt of which is hereby acknowledged, Conveys and Warrants to Grantee, its successors and assigns, Forever, the easement and right to erect, lay and maintain lines consisting of towers, pole structures, poles, or any combination of same, wires, cables, conduits, crossarms and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and electric control circuits and devices on, over, under and across the following described land, including all public highways upon or adjacent to said land, which land is situate in the Township of West Branch, County of Ogemaw, and State of Michigan, to-wit:

The North ½ of the Northeast ¼ of Section 17, Township 22 North, Range 2 East.

The center line of said line of towers, pole structures, poles, wires, cables and conduits, on, over, under and across said land being described as:

In a Northerly and Southerly direction not more than 10 feet East or West of the East 1/8 line of Section 17, Township 22 North, Range 2 East.

RECEIVED MAR 20 1972 AT 9:00 A.M.
LIBER 222 of Deeds PAGE 489-90

Stella M. Crum
Register of Deeds — Ogemaw County

Also conveying the full right and authority to Grantee, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, patrolling, improving, enlarging and maintaining such towers, pole structures, poles and other supports or any combination of same, with all necessary crossarms, braces, guys, anchors, and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and electric control circuits and devices.

Also conveying the right to cut, trim, remove, destroy or otherwise control (1) all trees and brush on the land of the Grantor described in this easement within 100 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line, and (2) all trees in excess of 70 feet in height on the land of the Grantor described in this easement within 105 feet on either side of the center line of the towers, pole structures or poles. It is expressly agreed that the complete exercise of the rights herein granted to cut, trim, remove, destroy or otherwise control trees and brush may be gradual and not fully completed for some time in the future. Grantee may enter upon said land, from time to time, to cut, trim, remove or otherwise control trees and brush as aforesaid.

It is expressly agreed that, for the protection of said electric line, no buildings or other structures will be placed within 36 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line. Grantee shall pay for all damage to crops arising out of the construction, operation and maintenance of the electric line.

It is expressly understood that nonuse or a limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent herein conveyed.

Where applicable, pronouns and relative words used herein shall be read as plural, feminine or neuter.

IN WITNESS WHEREOF, Grantor has executed this instrument ~~xxxx

Parcel #6

Form 314 7-70

LIBER 221 PAGE 331

EASEMENT

Alton LeDuc and Alice M. LeDuc, also known as Alice LeDuc, his wife, 2228 South M-76, West Branch, Michigan

Grantor, in consideration of One and no/100 Dollars ($1.00) to him paid by CONSUMERS POWER COMPANY, a Michigan corporation, 212 W. Michigan Avenue, Jackson, Michigan, Grantee, receipt of which is hereby acknowledged, Conveys and Warrants to Grantee, its successors and assigns, Forever, the easement and right to erect, lay and maintain lines consisting of towers, pole structures, poles, or any combination of same, wires, cables, conduits, crossarms and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and electric control circuits and devices on, over, under and across the following described land, including all public highways upon or adjacent to said land, which land is situate in the Township of West Branch, County of Ogemaw, and State of Michigan, to-wit:

The East ½ of the Southeast ¼ of Section 8, Township 22 North, Range 2 East.

The center line of said line of towers, pole structures, poles, wires, cables and conduits, on, over, under and across said land being described as:

In a Northerly and Southerly direction not more than 10 feet East or West of the East 1/8 line of Section 8, Township 22 North, Range 2 East; also the right to locate guy wires in an Easterly and Westerly direction Northerly of and not more than 50 feet from the South line of Section 8 and anchor same in the ground at a point not more than 70 feet West of the East 1/8 line of said Section.

RECEIVED DEC24 1971 AT 9:00 A.M.
LIBER 221 of Deeds PAGE 331-2

Stella M. Crum
Register of Deeds ~ Ogemaw County

Also conveying the full right and authority to Grantee, its successors, licensees, lessees or assigns, and its and their agents and employees, to enter at all times upon said premises for the purpose of constructing, repairing, removing, replacing, patrolling, improving, enlarging and maintaining such towers, pole structures, poles and other supports or any combination of same, with all necessary crossarms, braces, guys, anchors, and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors for the transmission of electrical energy and electric control circuits and devices.

Also conveying the right to cut, trim, remove, destroy or otherwise control (1) all trees and brush on the land of the Grantor described in this easement within 25 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line, and (2) all trees in excess of ——— feet in height on the land of the Grantor described in this easement within ——— feet on either side of the center line of the towers, pole structures or poles. It is expressly agreed that the complete exercise of the rights herein granted to cut, trim, remove, destroy or otherwise control trees and brush may be gradual and not fully completed for some time in the future. Grantee may enter upon said land, from time to time, to cut, trim, remove or otherwise control trees and brush as aforesaid.

It is expressly agreed that, for the protection of said electric line, no buildings or other structures will be placed within 36 feet on either side of the center line of the towers, pole structures, poles and wires comprising said electric line. Grantee shall pay for all damage to crops arising out of the construction, operation and maintenance of the electric line.

It is expressly understood that nonuse or a limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent herein conveyed.

Where applicable, pronouns and relative words used herein shall be read as plural, feminine or neuter.

IN WITNESS WHEREOF, Grantor has executed this instrument ~~or caused this instrument to be executed by its~~ ~~duly authorized officers~~ this 1 day of December, 19 71.

WITNESSES:

Donald A. Sny

Donald E. Bable

X Alton LeDuc

Alton LeDuc

Alice M. LeDuc

Alice M. LeDuc

PREPARED BY M. M. PEDERSEN, CONSUMERS POWER CO.
212 W. MICHIGAN AVENUE, JACKSON, MICHIGAN

3021612
Page: 1 of 4
09/26/2001 01:28P
Wanda Muzik, Ogemaw Co. Register ES 15.00

Reg.#: 01827607
Tax Code: 650002

EASEMENT FOR UNDERGROUND ELECTRIC LINE

Parties: "Owner" is Gary C. Tedford & Sharon C. Tedford, Husband and Wife

Owner's address is 2100 Maes Rd West Branch, Michigan 48661

"Consumers" is CONSUMERS ENERGY COMPANY, a Michigan corporation. Consumers' address is 212 West Michigan Avenue, Jackson, Michigan 49201.

Grant of Easement: For good and valuable consideration, Owner grants Consumers a permanent easement for underground electric line in, on, under, and across a portion of "Owner's Land," called the "Easement Area." Owner's Land is in the Township of West Branch, County of Ogemaw, and State of Michigan and is described in the attached Exhibit A. The Easement Area is within Owner's Land and is described in the attached Exhibit B. Consumers may attach additional lines outside the Easement Area running laterally from the main electric line to the Eastern edge(s) of Owner's Land, in which event the Easement Area shall include a 10 foot-wide strip of land, being 5 feet on each side of each such lateral line, as constructed on Owner's Land.

Purpose: The purpose of the easement is to grant Consumers the right to enter Owner's Land to construct, operate, inspect, maintain, replace, improve, remove, and enlarge an underground electric line in the Easement Area. The electric line may consist of underground cables (including fiber-optic cable), conduits, wires, conductors, subsurface junction vaults, surface-mounted transformers and enclosures, and other equipment for transmitting and distributing electrical energy and communications signals.

Trees and Other Vegetation: Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, roots, and other vegetation, whether inside or outside the Easement Area, that Consumers believes may interfere with the construction, operation, and maintenance of the electric line.

Buildings/Structures: Owner shall not: 1) locate any buildings, structures, septic systems, drain fields, ponds, or swimming pools within the Easement Area, 2) plant any trees within the Easement Area, or 3) change the ground elevation within the Easement Area. If Owner violates this provision, Owner shall reimburse Consumers for any expenses Consumers incurs correcting the violation. If Consumers corrects the violation by relocating the electric line on Owner's Land, this easement shall automatically apply to such relocated line.

Successors: This easement shall bind and benefit Owner's and Consumers' respective heirs, successors, lessees, licensees, and assigns.

Date: 6-25-01

Witnesses:

PEGGY GRATTON

PATRICIA BODRIE

Owner: Gary C. Tedford & Sharon C. Tedford

Gary C. Tedford

Sharon C. Tedford

Acknowledgment

The foregoing instrument was acknowledged before me in OGEMAW County, Michigan, on 6-25-01 by GARY C TEDFORD AND SHARON C TEDFORD

PEGGY J. GRATTON Notary Public
OGEMAW County, Michigan
Acting in OGEMAW County
My Commission expires: 11-18-01

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).

Prepared By:

Michelle L. Manges
Consumers Energy Company
411 S. Bennett Street
Rose City, Michigan 48654

AFTER RECORDING RETURN TO:
SANDRA G. HENSLEY
CONSUMERS ENERGY COMPANY
530 WILLOW STREET
POST OFFICE BOX 30162
LANSING, MICHIGAN 48909-9856

Form 468 8-2000

EXHIBIT A

Owner's Land

TWB-17 01-A 233-411 375-254
SEC 17 T22N R2E. 40 A
NE 1/4 OF NE 1/4
&
TWB-8 18 205-176
SEC 8 T22N R2E. 80 A
E 1/2 OF SE 1/4

EXHIBIT B

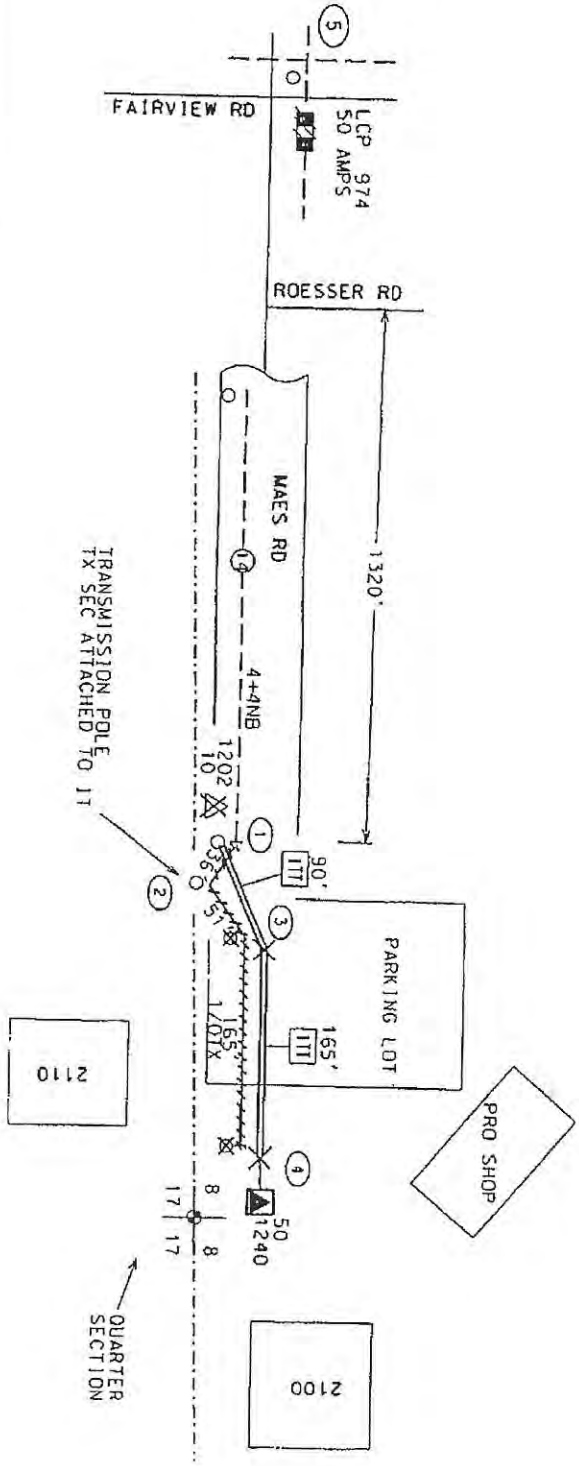
Easement Area

☒ A 10 foot-wide strip of land, as shown in the attached drawing, being 5 feet on each side of each underground electric line, as constructed on Owner's Land.

OR

☐ The feet of Owner's Land.

3021612
Page: 4 of 4
09/25/2001 01:28P
Wanda Muzik,Ogemaw Co. Register ES 15.00



Doc # 3093026
06/09/2010 11:29:49 AM Page: 1 of 1
Deed Quit Claim Fee:$ 14.00
Denise Simmons, Ogemaw Co. Register

11:29 AM

QUIT CLAIM DEED

The Grantor **The William E. Latter Living Trust dated November 18, 1982, by its Successor Trustee Richard M. Webb, pursuant to Certificate of Trust Existence and Authority recorded in Liber 445, page 967-8, Ogemaw County Records**
whose address is 2490 West Finerty, West Branch MI 48661

quit claims to **Richard M. Webb, a married man**
whose address is **2490 West Finerty, West Branch MI 48661**

The following described property located in the **Township** of **West Branch, County** of **Ogemaw,** and **State** of **Michigan:**

The Northeast One-quarter of the Northeast One-quarter of Section 17, T22N, R2E,

Common Address: Vacant Lands
Parcel NO.:

The property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

for the consideration of less than one hundred dollars
This instrument exempt from Michigan Transfer Tax under MCLA 207.505(5)(a) and MCL 207.526 (a)

Dated this 30th day of June, 2006

Richard M. Webb, Successor Trustee OF THE WILLIAM E LATTER TRUST

STATE OF MICHIGAN)

COUNTY OF OGEMAW) ss.

On 30th day of June, 2006 before me a Notary Public, in and for said County, personally appeared Richard M. Webb, Successor Trustee of The William E. Latter Living Trust dated November 18, 1982 known to be the same person described in and who executed the within instrument, who acknowledged the same to be his free act and deed.

Anne M Lynch
Ogemaw County, Michigan , Notary Public
My Commission Expires: 10-07-2011
Acting in Ogemaw County

Prepared by:
Richard M Webb
Assisted by West Branch Title Agency Inc
P O Box 626
West Branch MI 48661

STEE

LIBER 388 PAGE 532

American Title Insurance Company
A Meridian Company

WARRANTY DEED - Statutory Form
C.L. 1948, 565.151 M.S.A. 26.571

KNOW ALL MEN BY THESE PRESENTS: That William E. Latter, survivor of himself and Mary C. Latter, whose death certificate is recorded in Liber 255 on page 283, Ogemaw County Records, and Georgina Latter, husband and wife,
whose address is 1385 S. Fairview, West Branch, MI 48661,
Conveys(s) and Warrant(s) to Donald N. Walker and Audrey A. Walker, husband and wife,
whose address is 5659 W. M-76, West Branch, MI 48661,
the following described premises situated in the Township of West Branch,
County of Ogemaw, and State of Michigan, to-wit:

The Northeast ¼ of the Northeast ¼ of Section 17, Town 22 North, Range 2 East;
SAVING AND RESERVING an undivided ½ interest in all oil, gas and other minerals and all rights incidental thereto; subject to any existing oil and gas lease;

RECORDED
OGEMAW COUNTY, MI.
Liber 388-Page 532
92 DEC -4 PM 1:13
William Miller
REGISTER OF DEEDS
OGEMAW COUNTY

for the full consideration of Thirty Thousand ($30,000.00) dollars.

~~XXXXX~~ This deed is given in fulfillment of a certain land contract between the parties hereto dated Sept. 17, 1976, recorded Sept. 6, 1978, in Liber 259 of Deeds on page 412, Ogemaw County Records; and is subject to incumbrances such as may have accrued by or through the acts or negligence of parties other than Grantors hereto subsequent to Sept. 17, 1976.

Dated this 3rd day of December, 1992.

Witnesses:

Ben Richardson
Ben Richardson

James A. Richardson
James A. Richardson

Signed and Sealed:

William E. Latter (L.S.)
William E. Latter

Georgina Latter (L.S.)
Georgina Latter

(L.S.)

(L.S.)

STATE OF MICHIGAN
COUNTY OF OGEMAW } ss.

The foregoing instrument was acknowledged before me this 3rd day of December, 1992,
by* William E. Latter and Georgina Latter, husband and wife.

My commission expires
June 29, 1993.
* Type name of Grantor

B. F. Richardson
B. F. Richardson,
Notary Public Ogemaw County, Michigan

Instrument Drafted by William E. Latter

Business Address 1385 S. Fairview
West Branch, MI 48661

County Treasurer's Certificate
I hereby certify that for the years preceding date of sold instrument there are no tax liens of titles held by the State for any unpaid taxes, except such as may be in the process of collection.
12-4 19 92 Margaret A. Anderson
West Branch, Mich. Ogemaw County Treasurer

REAL ESTATE TRANSFER TAX
Dept. of Treasury
$33.00

Recording Fee

State Transfer Tax

Tax Parcel # 65-014-017-002-80

When recorded return to

Send subsequent tax bills to

21-E-23

TITLE INSURANCE — ESCROWS