

Doc # 3125090
12/08/2014 11:19:06 AM Page: 1 of 1
OGC 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. 207.505(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
Alton E. LeDuc

Alice 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
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.

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
Alton 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

Alice M. LeDuc
Alice M. LeDuc

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 Klooster
James Lee Klooster, 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

LIBER 205 PAGE 176

WARRANTY DEED—SHURT—891 (Rev. 1967)
(PHOTO COPY FORM) OCEANWAY MAPS & CO., BALTIMORE, MD.

SPACE ABOVE FOR REAL ESTATE TRANSFER STAMP

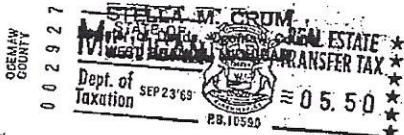
Stella M. Crum
Register of Deeds — Ogemaw County

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

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

whose address is Route 2, Box 336B, West Branch, Michigan, parties of the second part,
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
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, West Branch, Michigan, September 23, 1969
Treasurer's Office: This is to certify that there are no tax liens or titles
held by the State or any individual agent and that all taxes on the lands
decreed 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.
H. E. Thurman
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
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

Edward J. LeDuc
Edward J. LeDuc
Edna May LeDuc
Edna May LeDuc
Betty Benjamin
Betty Benjamin
Ben Richardson
Ben Richardson

STATE OF MICHIGAN.

on August 25, 1969
SS. 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
acknowledged the same to be their free act and deed, each

Prepared by
Ben Richardson
West Branch, Michigan

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

SEE FOOT NOTES ON OTHER SIDE

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.

Virginia Merrill Heddou

TO
 Edward J. Le Duc

&
 Edna May Le Duc

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

BETWEEN Virginia Merrill Heddou of Dowagiac, Michigan, party

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.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Fifteen Hundred Dollars to her in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, do es by these presents, grant, bargain, sell, remise, release, alien and confirm unto the said parties of the second part, and their heirs and assigns, **FOREVER**, All that certain piece or parcel of Land, situate and being in the 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 eight (8) in Township Twenty-two North of Range two East in said County and State, Saving and Reserving to said first party one half interest in and to any and all oil, gas and other minerals in, on and under said land for a period of twenty years from and after this date.

(\$1.65 Rev. Stamps)

OCEMAW COUNTY
 TREASURER'S OFFICE { ss. West Branch, Mich. Feb 15 1945
 I hereby certify that there are no Tax Liens or titles held by the State,
 or no Tax Liens or titles held by individuals on the lands described in the within instrument and
 that all taxes which by law are required to be returned to this office have been fully paid for the five
 years preceding the date of said instrument as required by the records of this office.
 This certificate does not apply to taxes, if any now in process of collection by township or city
 or village collecting officers.

H. E. Morrison

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 parties of the second part, and to their heirs and assigns, **FOREVER**. And the said Virginia Heddou

party of the first part, for herself, her heirs, executors and administrators, do es covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the enrolling and delivery of these presents, she is well seized of the above granted premises **IN FEE SIMPLE**; that they are free from all incumbrances whatever;

and that she will, and her heirs, executors, and administrators, they shall **Warrant and Defend** the same against all lawful claims whatsoever;

In Witness Whereof, The said party of the first part, has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

Eern B. Gaff

John Heddou

Virginia Merrill Heddou **SEAL**

SEAL

SEAL

SEAL

STATE OF MICHIGAN, ss. On this 18th day of December in the year one thousand
 COUNTY OF CASS nine hundred and forty-four, before me, a Notary Public,
 in and for said County, personally appeared Virginia Merrill Heddou

described in and who executed the within instrument, who does acknowledged the same to be her free act and deed.

My commission expires October 23 1945 (Seal)

L. J. Wooster
 Notary Public, Ogemaw County, Michigan.
 Cass

221-331
#140
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 $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ 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 $\frac{1}{8}$ 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 $\frac{1}{8}$ line of said Section.

RECEIVED DEC 24 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 on the 1 day of December, 19 71.

WITNESSES:

Donald A. Sny
Donald A. Sny
Donald E. Babble
Donald E. Babble

Alton LeDuc
Alton LeDuc
Alice M. LeDuc
Alice M. LeDuc



3021612

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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



3021612
Page: 2 of 4
09/25/2001 01:26P

Wanda Muzik, Ogemaw Co. Register E5 15.00

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 TEDEFORD AND SHARON C TEFORD

PEGGY 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

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



3021612

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09/26/2001 01:26P

Wanda Muzik, Ogema Co. Register ES 15.00

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.



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09/26/2001 01:26P

Wanda Muzik, Ogemaw Co. Register ES 15.00

