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

T LEGIONE NA DIVERTARIO BERTADARIA BRONCO NOBATA TODA NGO NINGA TROPA TROPA TODA NINGA FINI BROK CODA.

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.

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 Ogenaw Coty 1203*14PHO2:21

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

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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

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.

2 Lo Nuc

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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.

S. Malitress 12-3 204 C

West Branch. MI Opemaw 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 38, 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 Klood Motary 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, Nichigan



RECORDED IN DEEDS

RECEIVED SEP23 1969 AT 1:55 P.M. LIBER 205 of Deeds PAGE 176

LIBER 205 PAGE 176

This Indenture, made August 25 .1969

BETTEEN 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,

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, ³ his heirs FOREVER, all that certain piece or parcel of land situate and being in the Township of West Branch

County of Ogemaw The East Helf 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.

TELEA M. CRUM.

A CALLED AND A Dept. of SEP 23'69 Taxation

ea

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 3 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 he is well seized of the above granted premises in fee simple; that they are free from all incumbrances whatever except as and assigns, that at the time of the delivery of these presents

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

STATE OF MICHIGAN.)

August 25 ss. before me, a Notary Public, in and for said County, personally appeared
Edward J. LeDuc and Edna May LeDuc, husband
described in and who excedted the within instrument, who each

to me known to be the same person S acknowledged the same to be their free act and deed,

Prepared by Ben Richardson West Branch, Michigan

Righardson Notary Public,

My commission expires Sept. 23

County, Michigan,

SEE FOOT NOTES ON OTHER SIDE

WARRANTY DEED-Short Form-1

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John Heddon SEAL	In Witness Whereof, The said part y of the first part, has hereunto set ber	
John Heddon SEAL S	Signed, Sealed and Delivered in Presence of	andand sealthe day and year first above written.
John Heddon SEAL S	Fern R. Goff	
TATE OF MICHIGAN, ss. On this 18th day of December in the year one thousand nine hundred and forty-four before me, a Notary Public to me known to be the same person to me known to be the same person fried in and who executed the within instrument, who does acknowledged the same to be free act and deed. SEAL SEAL SEAL SEAL SEAL SEAL SEAL SEAL		Virginia Merrill Heddon SEAL M
FATE OF MICHIGAN, ss. On this 18th day of December in the year one thousand nine hundred and forty-four before me, a Notary Public to me known to be the same person to me known to be the same person acknowledged the same to be free act and deed. The commission expires of tober 23 19 45 (Seal) Notary Public infrared within instrument Michigan	John Heddon	
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Notary Public, highester County, Michigan.	acknowledged the san	to me known to be the same person
	acknowledged the san	to me known to be the same person

Form 314 .7-70

Parcel #6

-	EASEMENT
	9 Alton LeDuc and Alice M. LeDuc, also known as Alice LeDuc, his wife, 2228 South M-76, Grantor, in consideration of One and no/100 Delign (S) 00
ì	West Branch, Michigan Grauter, in consideration of One and Article House, 2228 South M-76,
	Grantor, in consideration of One and no/LOO Dollars (\$\frac{1}{2}\$.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 etect, lay and maintain lines consisting of towers, pole surcourses, poles, or any combination of same, wires, cables, conduits clossarius 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 Ogemow
!	
•	The East 1 of the Southeast 1 of Section 8, Township 22 North, Range 2 East.
5	
	The center line of said line of towers, pole structures, poles, wires, cables and conduits, on, over, under and across said land line 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 Fact, also the
	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.
:	LIBER 221 of Deeds are 231 A.M.
٠	PAGE 331-2
	Stella M. Crum
	Register of Debds - Oseman Canada
	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, all necessary clossarins, braces, guys, anchors, and transformers, and stringing thereon and supporting and suspending therefrom times 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 feet on either side of the center line of the towers, pole structures, poles and wires easement within feet on either side of the center line of the towers, pole structures, poles and wires easement within feet on either side of the center line of the towers, pole structures or described in this that the complete exercise of the rights herein granted to cut, trim, remove, destroy or otherwise control trees and brush may trim, remove or otherwise control trees and brush may trim, remove or otherwise control trees and brush as aforesaid.
	It is expressly agreed that for the
	pay tot an damage to crops arising out of the construction, operation and maintenance of the electric line. Grantee
	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, ferminine or neurer.
	IN WITNESS WHEREOF, Grantor has executed this instrument observations observation decomposition of the composition of the compo
	WITNESSES:
	Dopard A. Son Song X Attorn Lolling
	Donald E. Bable Alice M. Lellus, Alice M. Lellus,



Reg.#: 01827607 Tax Code: 650002

EASEMENT FOR UNDERGROUND ELECTRIC LINE

<u>rarues</u> .	: "Owner" is Gary C. Tedford & Sharon C. Tedford, Husband and Wife	
Owner's	'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.

<u>Purpose</u>: 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.

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

Form 468 8-2000

Date: 6-25-01	3021612 Page: 2 of 4 09/25/2001 01:26P
Witnesses:	Owner: Gary C. Tedford & Sharon C. Tedford Light C Light Tedford
PATRICIA BODRIE	Sharan C. Talford Sharon C. Tedford

<u>Acknowledgment</u>

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

PEGGY GRATION Notary Public County, Michigan Acting in OCEMAW 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

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

Form 46B 8-2000



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