

QUITCLAIM DEED

ST CLAIR #12

THIS INDENTURE, Made this 14th day of December, 19 98, Between CONSUMERS ENERGY COMPANY (formerly known as Consumers Power Company), a Michigan corporation, 212 West Michigan Avenue, Jackson, Michigan 49201 (successor by merger to Consumers Power Company, a Maine corporation), Grantor, and RCKL CORPORATION, a Michigan Corporation (successor to Riverside Shuttle and Charter Service, Inc., a Michigan corporation), 1715 N. River Road, Apt. No. 20, St. Clair, Michigan 48079, Grantee,

WITNESSETH:

That Grantor, for and in consideration of the sum of \$39,700.00 to it in hand paid by Grantee, the receipt whereof is hereby confessed and acknowledged, does by these presents grant, bargain, sell, remise, release and forever QUITCLAIM unto Grantee and to its successors and assigns, forever, land in the City of Marysville, County of St. Clair and State of Michigan, described as follows:

A parcel of land in fractional Section 7, T5N, R17E, described as follows:
To find the place of beginning of this description, commence at the Northeast corner of said fractional section; run thence S11°19'15"W along the East line of said section, 600.39 feet to the place of beginning of this description; thence continuing along said East line of said section S11°19'15"W, 475.82 feet; thence S87°17'55"W, 764.65 feet to the Easterly line of State Trunk Line Highway M-29; thence N12°00'23"E along said Easterly line of said State Trunk Line Highway M-29, 475.32 feet; thence N87°09'18"E, 759.27 feet to the place of beginning.

Excepting and reserving to Grantor, its successors and assigns, forever, (a) all right, title and interest in and to all coal, oil, gas and other minerals (but not including sand, clay or gravel) on, in or under the land herein described, and (b) the exclusive right to store, re-store and protect oil, gas and other minerals in the subsurface strata underlying the land herein described. Grantor, its successors and assigns, and its and their lessees and licensees, shall have the right, at any time, to use all usual, necessary or convenient means for (i) exploring for, mining and removing said coal, oil, gas and other minerals, and (ii) storing, re-storing and protecting oil, gas and other minerals in such subsurface strata and taking and retaking same from storage; but without entering upon the surface of the land herein described.

Also excepting and reserving to Grantor, its successors and assigns, the easement and right to lay, construct, maintain, repair, substitute, remove, enlarge, patrol and replace two or more pipelines with the usual services, valves, connections and accessories for the purpose of transmitting and distributing oil, gas and associated condensates on, over, along, under and across the premises herein conveyed, including all public highways upon or adjacent to said parcel of land.

The route to be taken by said pipelines on, over, along, under and across said land being more specifically described as follows:

In an Easterly and Westerly direction on, over, along, under, across and within the North 60 feet of said above-described land.

With full right and authority to Grantor, its successors, licensees, lessees or assigns and its and their agents and employees to enter at all times upon said land to trim, remove, destroy or otherwise control any trees and brush which, in the opinion of Grantor, may interfere or threaten to interfere with or be hazardous to the construction, operation and maintenance of said pipelines. It is understood that no buildings or other structures will be placed under or over such pipelines or within such proximity thereto as to interfere with or threaten to interfere with the construction, operation or maintenance of said pipelines. It is further understood that nonuse or a limited use of this easement by Grantor, its successors or assigns, shall not prevent Grantor, its successors or assigns, from later making use of the easement to the full extent herein reserved.

NOTICE UNDER MCL 560.109: This property may be located within the vicinity of farmland 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.

Grantor grants to Grantee the right to make 4 divisions (thereby creating 4 resulting parcels out of the land hereby conveyed) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

This deed is executed pursuant to and in complete fulfillment of the terms of a certain Land Contract entered into between Grantor and Grantee dated August 4, 1986 and amended August 17, 1993.

This instrument is exempt from the State real estate transfer tax pursuant to the provisions of MCLA 207.526(r), since it is a transfer made pursuant to a bona fide sales agreement made before the effective date of the Act.

Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining, TO HAVE AND TO HOLD said premises unto Grantee and to its successors and assigns to the sole and only proper use, benefit and behoof of Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its corporate name and by its duly authorized representative as of the day and year first above written.

WITNESSES:

CONSUMERS ENERGY COMPANY

Linda K. Miller
Linda K. Miller

By R. C. Lewis Jnt

Linda M. Harmon
Linda M. Harmon

Its Director - Real Estate and Facilities

APTD AS TO FORM
KMM

STATE OF MICHIGAN)
) SS.
COUNTY OF JACKSON)

The foregoing instrument was acknowledged before me this 14th day of December, 1998, by R. C. Lewis, Director - Real Estate and Facilities, of CONSUMERS ENERGY COMPANY, a Michigan corporation, on behalf of the corporation.

Linda K. Miller
Linda K. Miller Notary Public
Jackson County, Michigan
Acting in Jackson County
My Commission Expires October 17, 2000

Prepared by:
Wendy A McIntyre (P53792)
Consumers Energy Company
212 West Michigan Avenue
Jackson, Michigan 49201

On 11-1, 1995, for the consideration of system betterment, Grantor grants to Grantee a permanent overhead easement ("Right of Way") in, on and across a part of Grantor's Land called the "Right of Way Area".

"Grantor" is:

R.C.K.L. CORP. c/o ROBERT LEWIS, 7709 PEBBLE CREEK CIR. NAPLES FL 33963

"Grantee" is:

The Detroit Edison Company, a Michigan corporation, 2000 Second Avenue, Detroit, Michigan 48226

"Grantor's Land" is in CITY OF MARYSVILLE, ST. CLAIR County, described as:

BEG S11° 19' 15" W 600.39 FT FROM NE COR, TH S11° 19' 15" W 475.82 FT, TH S87° 17' 55" W 764.65 FT, TH N12° 00' 23" E 475.32 FT, TH N87° 09' 18" E 759.27 FT TO BEG. SEC 7 T5N-R17E

The "Right of Way Area" is a part of Grantor's Land and is described as:

THE SOUTH SIX FEET OF SAID LAND.

1. **Purpose:** The purpose of this Right of Way is to construct, reconstruct, modify, add to, operate and maintain overhead utility line facilities consisting of poles, guys, anchors, wires, cables, transformers and accessories.
2. **Access:** Grantee has the right of access to and from the Right of Way Area.
3. **Buildings or other Permanent Structures:** No buildings or other permanent structures shall be placed in the Right of Way Area without Grantee's prior written consent.
4. **Trees, Bushes, Branches or Roots:** Grantee may trim, cut down, remove or otherwise control any trees, bushes, branches or roots in the Right of Way Area (or that could grow into the Right of Way Area) that Grantee believes could interfere with the safe and reliable construction, operation and maintenance of Grantee's facilities.
5. **Restoration:** If Grantee's employees, contractors, vehicles or equipment damage Grantor's Land while entering Grantor's Land for the purposes stated in this Right of Way, then Grantee shall restore Grantor's Land as nearly as can be to its original condition.
6. **Successors:** This Right of Way runs with the land and binds and benefits Grantor's and Grantee's successors, lessees, licensees and assigns.

Witnesses: (type or print name below signature)

Grantor: (type or print name below signature)

R.C.K.L. CORP. A MICH. CORP.

BY:

ROBERT LEWIS

ITS:

OWNER

Shirley Lee Newby
Shirley Lee Newby

Michael J. McDermott
Michael J. McDermott

Acknowledged before me in Collier County, Florida, on November 1, 1995 by
ROBERT LEWIS, ITS owner

Notary's Stamp



SHIRLEY LEE NEWBY
Notary Public, State of Florida
My Comm. Exp. May 21, 1998
(Notary's name, County and date of commission expires)

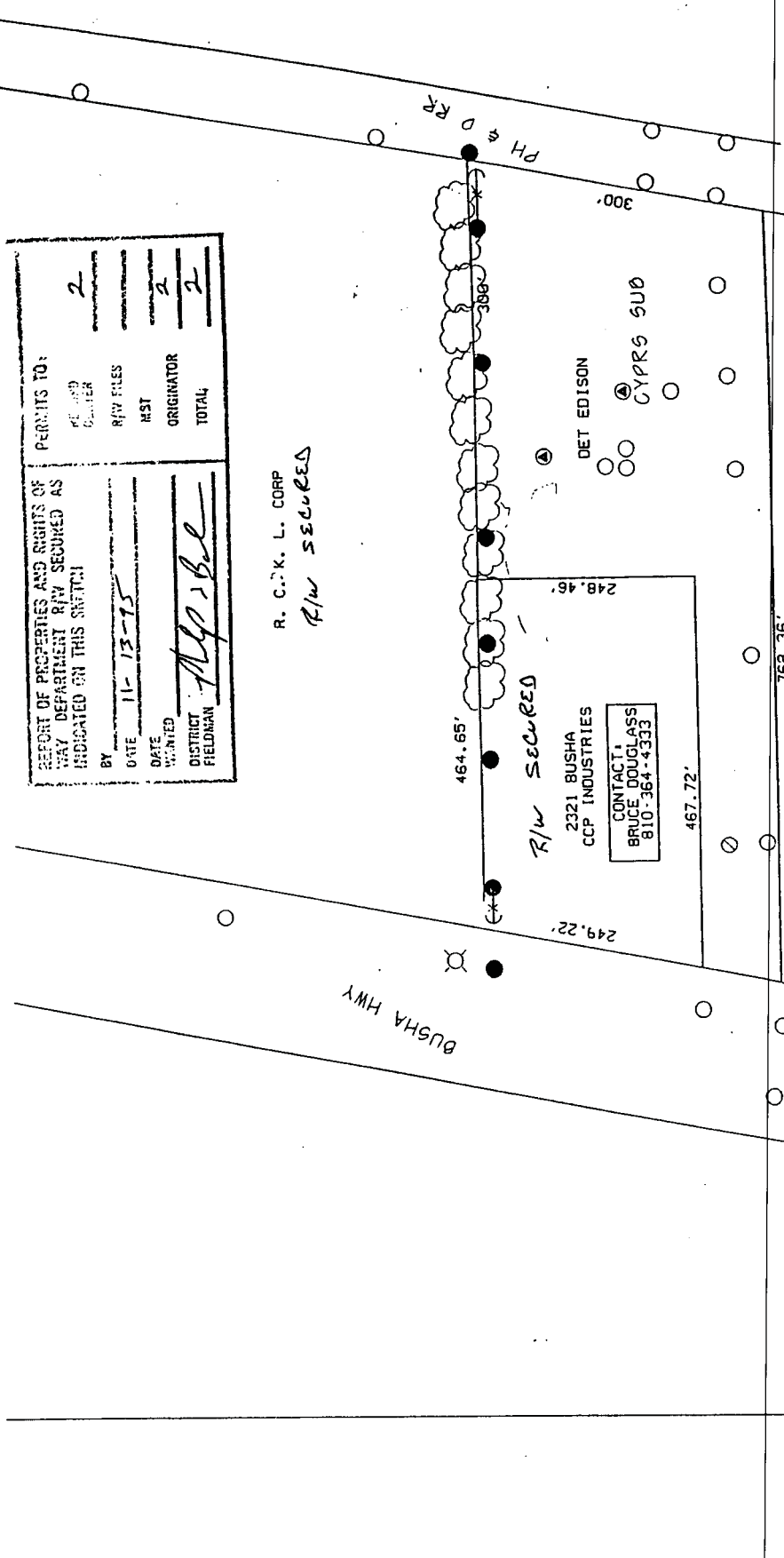
Notary's Signature

Shirley Lee Newby

Prepared by and Return to: PHIL BALON, R/W, 3223 Ravenswood Road, Marysville, MI 48040 (810)364-2011

REPORT OF PROPERTIES AND RIGHTS OF WAY DEPARTMENT R/W SECURED AS INDICATED ON THIS SKETCH		PERMITS TO:	
BY	DATE	RE AND CARRIER	2
DATE	DATE	R/W FILES	2
DISTRICT	DATE	MST	2
FIELDMAN	DATE	ORIGINATOR	2
		TOTAL	2

R. C. K. L. CORP
R/W SECURED



CONTACT:
BRUCE DOUGLASS
810-364-4333

THE DETROIT EDISON COMPANY-SERVICE PLANNING DEPT.	
CITY OR TWP.	COUNTY
PROJECT NAME	TOWN
PROJECT NO.	DATE
TOWNSHIP	SERVICE CENTER
CIRCUIT	COMP. CODE
REASON	SYSTEM
PLANNER	R. R.
SCALE	