

DEBORAH M. HOLLE
MACKINAC COUNTY REG. OF DEEDS
Liber: 843 Page: 339 - 343 Pages: 5
Recorded Date: 12/11/2017 Time 13:36:32
RECORDING FEE: 30.00

RECEIVED DEC 11 2017
10:30am mp

QUITCLAIM DEED

THE GRANTOR, Peach Tree Realty Holdings, LLC, a Michigan limited liability company, of 235 E. Main Street, Midland, Michigan 48640,

QUITCLAIMS TO THE GRANTEE, Chemical Bank, a Michigan banking corporation, of 235 E. Main Street, Midland, Michigan 48640,

the premises located in the Township of Moran, County of Mackinac, State of Michigan and further described on the attached Exhibit A;

for the sum of ONE DOLLAR (\$1.00). This instrument is exempt from real estate transfer tax pursuant to MCLA 207.505(a) and MCLA 207.526(a).

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 ALL LAWFUL DIVISIONS UNDER THE LAND DIVISION ACT, MCLA 560.108.

Peach Tree Realty Holdings, LLC

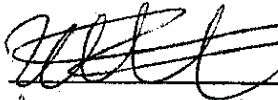
By: 

William C. Collins

Its: Manager

STATE OF MICHIGAN
COUNTY OF MIDLAND

The foregoing instrument was acknowledged before me this 4th day of December, 2017, by William C. Collins, Manager of Peach Tree Realty Holdings, LLC, a Michigan limited liability company, on behalf of the company.



William R. Garchow
Notary Public
State of Michigan, County of Midland
Acting in the County of Midland
My Commission Expires: 9/26/2019

Drafted by:
William R. Garchow
Attorney at Law
Chemical Bank
235 E. Main Street
Midland, Michigan 48640

AFTER RECORDING, RETURN TO:
Grantee

EXHIBIT A

(All descriptions are as depicted on the attached survey sketch dated 10-5-2007, revised 10-10-2007)

Parcel B:

Commencing at a concrete monument at the East ¼ corner of Section 31, Town 41 North, Range 04 West, Moran Township, Mackinac County, Michigan; thence South 00°37'27" East 1526.71 feet, along the North-South Section line, to the South ROW US-2; thence North 74°45'54" West 772.90 feet, along said South ROW; thence Northwesterly 1364.54 feet, along the arc of a curve to the right, with a radius of 11,559.16 feet, with a chord which bears: North 71°22'59" West 1363.75 feet, along said South ROW; thence South 47°38'00" West 580.00 feet; thence South 86°50'52" East 281.58 feet, to the Point of Beginning; thence South 86°50'52" East 140.79 feet; thence South 25°10'57" West 597.45 feet; thence South 73°52'38" West 45.00 feet, along the shore of Lake Michigan; thence North 82°36'12" West 136.80 feet, along said shore; thence North 73°31'09" West 31.39 feet, along said shore; thence North 31°07'17" East 624.23 feet, to the Point of Beginning. Containing 2.274 acres of land inside this description.

All lands to the waters edge.

Subject to utility easements over existing powerline location.

Subject to ingress/egress easement for benefit of Parcel A.

Together with, and subject to rights, easements and agreements concerning Parcel E & F.

Subject to any Easements, Restrictions, or Reservations of record.

Parcel C:

Commencing at a concrete monument at the East ¼ corner of Section 31, Town 41 North, Range 04 West, Moran Township, Mackinac County, Michigan; thence South 00°37'27" East 1526.71 feet, along the North-South Section line, to the South ROW US-2; thence North 74°45'54" West 772.90 feet, along said South ROW; thence Northwesterly 1364.54 feet, along the arc of a curve to the right, with a radius of 11,559.16 feet, with a chord which bears: North 71°22'59" West 1363.75 feet, along said South ROW; thence South 47°38'00" West 580.00 feet; thence South 86°50'52" East 140.79 feet, to the Point of Beginning; thence South 86°50'52" East 140.79 feet; thence South 31°07'17" West 624.23 feet; thence North 73°31'09" West 215.00 feet, along the shore of Lake Michigan; thence North 38°54'00" East 618.23 feet, to the Point of Beginning. Containing 2.301 acres of land inside this description..

All lands to the waters edge.

Together with, and subject to rights, easements and agreements concerning Parcel E & F.

Subject to any Easements, Restriction, or Reservations of record.

Parcel D:

Commencing at a concrete monument at the East ¼ corner of Section 31, Town 41 North, Range 04 West, Moran Township, Mackinac County, Michigan; thence South 00°37'27" East 1526.71 feet, along the North-South Section line, to the South ROW US-2; thence North 74°45'54" West 772.90 feet, along said South ROW; thence Northwesterly 1364.54 feet, along the arc of a curve to the right, with a radius of 11,559.16 feet, with a chord which bears: North 71°22'59" West 1363.75 feet, along said South ROW; thence South 47°38'00" West 580.00 feet, to the Point of Beginning; thence South 86°50'52" East 140.79 feet; thence South 38°54'00" West 618.23 feet; thence North 73°31'09" West 100.00 feet, along the shore of Lake Michigan; thence North 61°22'54" West 115.03 feet, along said shore; thence North 47°38'00" East 601.76 feet, to the Point of Beginning.

Containing 2.181 acres of land inside this description.

All lands to the waters edge.

Together with, and subject to rights, easements and agreements concerning Parcel E & F.

Subject to any Easements, Restrictions, or Reservations of record.

Parcel E:

Commencing at a concrete monument at the East ¼ corner of Section 31, Town 41 North, Range 04 West, Moran Township, Mackinac County, Michigan; thence South 00°37'27" East 1526.71 feet, along the North-South Section line, to the South ROW US-2; thence North 74°45'54" West 772.90 feet, along said South ROW; thence Northwesterly 1364.54 feet, along the arc of a curve to the right, with a radius of 11,559.16 feet, with a chord which bears: North 71°22'59" West 1363.75 feet, along said South ROW; thence South 47°38'00" West 385.00 feet, to the Point of Beginning; thence South 86°50'05" East 342.00 feet; thence South 25°10'57" West 150.00 feet; thence North 86°50'52" West 422.37 feet; thence North 47°38'00" East 195.00 feet, to the Point of Beginning.

Containing 1.220 acres of land inside this description.

Subject to utility easement over existing powerline location.

Subject to ingress/egress easement for benefit of Parcels A, B, C & D.

Together with, and subject to rights, easements and agreements concerning Parcel F.

Parcel F:

An undivided two-thirds (2/3rds) interest in the following described real estate:

Commencing at a concrete monument at the East ¼ corner of Section 31, Town 41 North, Range 04 West, Moran Township, Mackinac County, Michigan; thence South 00°37'27" East 1526.71 feet, along the North-South Section line, to the South ROW US-2; thence North 74°45'54" West 772.90 feet, along said South ROW; thence Northwesterly 1089.84 feet, along the arc of a curve to the right, with a radius of 11,559.16 feet, with a chord which bears: North 72°03'50" West 1089.44 feet, along said South ROW, to the Point of Beginning; thence South 08°31'12" West 190.00 feet; thence North 86°50'05" West 513.00 feet; thence North 47°38'00" East 385.00 feet; thence Southeasterly 274.70 feet, along the arc of a curve to the left, with a radius of 11,559.16 feet, with a chord which bears: South 68°40'56" East 274.70 feet, along said South ROW, to the Point of Beginning.

Containing 2.199 acres of land inside this description.

Subject to utility easement over existing powerline location.

Subject to ingress/egress easement for benefit of Parcel A, B, C & D.

Subject to rights, easements and agreements concerning Parcels A, B, C, D & E.

Subject to any Easements, Restrictions, or Reservations of record.

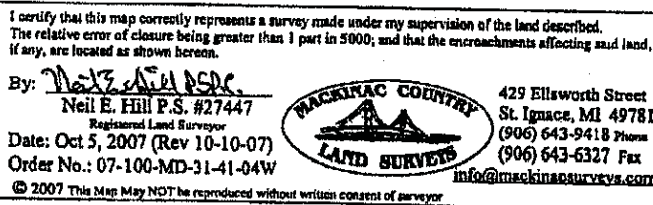
Ingress & Egress Easement over Existing Driveway:

In addition and subject to, a 20 foot wide ingress and egress easement, 10 feet either side of the following described centerline:

Commencing at a concrete monument at the East ¼ corner of Section 31, Town 41 North, Range 04 West, Moran Township, Mackinac County, Michigan; thence South 00°37'27" East 1526.71 feet, along the North-South Section line, to the South ROW US-2; thence North 74°45'54" West 772.90 feet, along said South ROW; thence Northwesterly 1089.84 feet, along the arc of a curve to the right, with a radius of 11,559.16 feet, with a chord which bears: North 72°03'50" West 1089.44 feet, along said South ROW; thence Northwesterly 240.00 feet, along the arc of a curve to the right, with a radius of 11,559.16 feet, with a chord which bears: North 68°46'05" West 240.00 feet, along said South ROW, to the Point of Beginning; thence South 47°38'03" West 90.00 feet; thence South 04°39'15" West 115.00 feet; thence South 05°06'23" East 155.00 feet; thence South 00°29'00" West 175.00 feet; thence South 15°06'04" West 74.00 feet; to the Point of Ending inside Parcel A.

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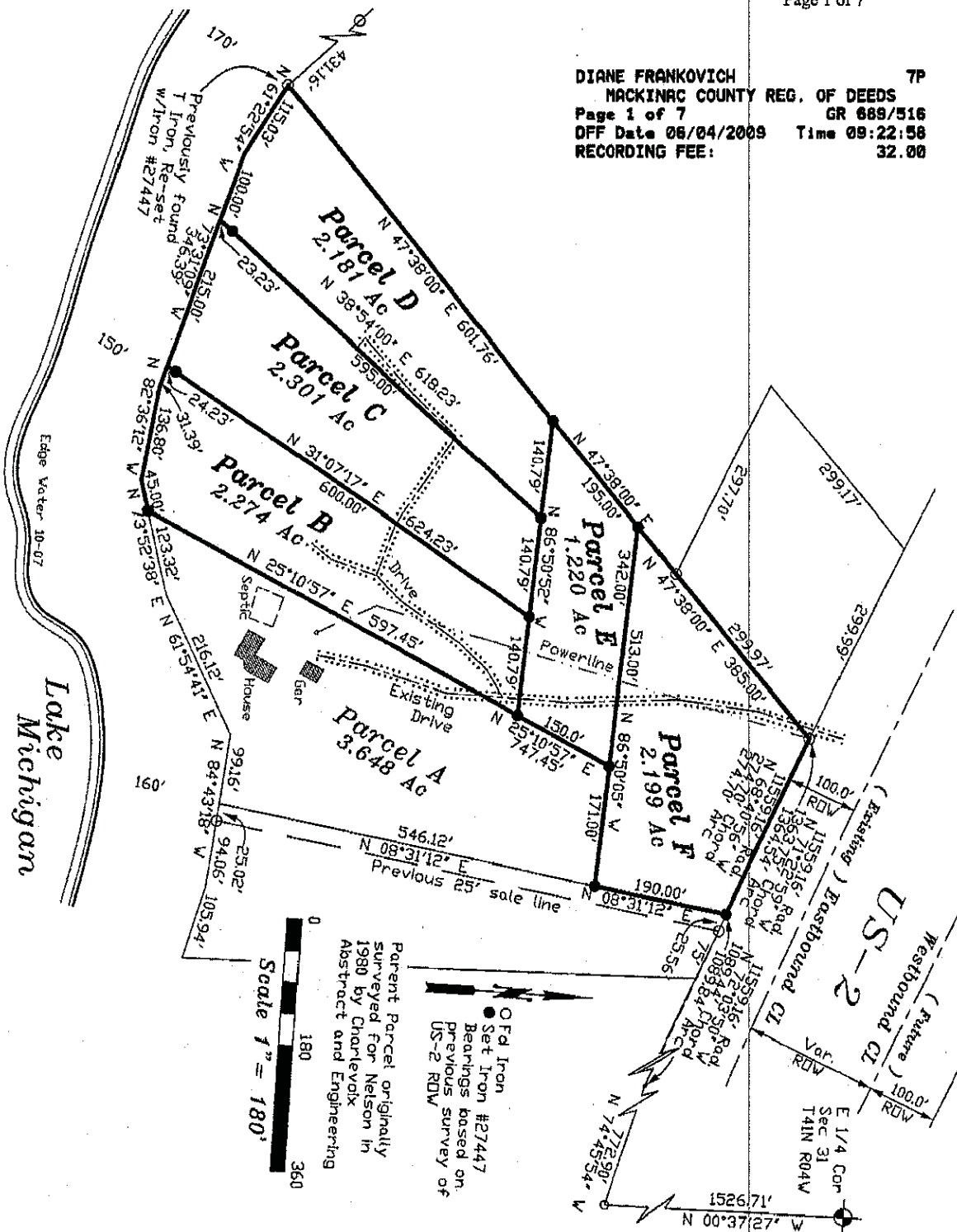
Certified Survey

For: Peach Tree Reality Holdings
Roger Send
PO Box 809
Traverse City, MI 49685-0809

LIBER 689 PAGE 516

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DIANE FRANKOVICH 7P
MACKINAC COUNTY REG. OF DEEDS
Page 1 of 7 GR 689/516
OFF Date 06/04/2009 Time 09:22:58
RECORDING FEE: 32.00



I certify that this map correctly represents a survey made under my supervision of the land described.
The relative error of closure being better than 1 part in 5000; and that the encroachments affecting said land, if any, are located as shown hereon.

By: Neil E. Hill P.S.
Neil E. Hill P.S. #27447
Registered Land Surveyor
Date: October 16, 2008
Order No.: 08-070-RS-31-41-04W



429 Ellsworth Street
St. Ignace, MI 49781
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(906) 643-6327 Fax
info@mackinacsurveys.com

