



STATE OF MICHIGAN - GRATIOT COUNTY
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MARY MERCHANT - REGISTER OF DEEDS



LIBER 989

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STATE OF MICHIGAN - GRATIOT COUNTY
RECORDED
06/27/2016 1:04:46 PM
MARY MERCHANT - REGISTER OF DEEDS

RECEIPT# 2164, STATION 1
\$20.00 QUIT CLAIM DEED

QUIT CLAIM DEED

THE GRANTOR:

CHEMICAL BANK, a Michigan banking corporation,

WHOSE ADDRESS IS:

333 E. Main Street, Midland, Michigan
48640-6511.

QUIT CLAIMS TO THE
GRANTEE:

**CHEMICAL COLLATERAL HOLDING
COMPANY, LLC**, a Michigan limited liability company,

WHOSE ADDRESS IS:


235 E. Main Street, Midland, Michigan
48640,

the real estate situated in the Township of Pine River, County of Gratiot, State of Michigan, more fully described on **Exhibit A** attached to this Deed, together with all improvements, fixtures, easements, hereditaments, and appurtenances associated with the real estate ("**Property**").

This Deed is exempt from the real estate transfer taxes under MCL §§207.505(a) and 207.526(a) because the value of the consideration given is less than One Hundred Dollars (\$100.00).

Dated: June 20, 2016.

CHEMICAL BANK

By 
Steven J. Hawkins
Its Vice President



STATE OF MICHIGAN

)

) ss:

COUNTY OF KENT

)

The foregoing instrument was acknowledged before me on June 20, 2016 by Steven J. Hawkins, the Vice President of Chemical Bank, a Michigan banking corporation, on behalf of the corporation.

Sharon J. Hill
Sharon J. Hill
Notary public, State of Michigan, County of Kent
My commission expires 9-27-2018
Acting in the County of Kent

PREPARED BY AND RETURN TO:

Timothy Hillegonds

WARNER NORCROSS & JUDD LLP

900 Fifth Third Center

111 Lyon Street, NW

Grand Rapids, Michigan 49503-2487

Telephone: (616) 752-2000

14438666-1

**EXHIBIT A****Property**

Commencing at the Southeast corner of Section 21, Town 12 North, Range 3 West, Pine River Township, Gratiot County, Michigan; thence South $89^{\circ}59'46.5''$ West along the South line of Section 21, 300 feet; thence North $45^{\circ}9'20''$ East to the North line of Highway M-46 for a point of beginning; thence Westerly along the North line of said Highway M-46, 225 feet; thence North 750 feet; thence East to the Southwesterly right of way of new Highway US-27, which said right of way line is described as follows: Commencing at the Southeast corner of said Section 21; thence North $0^{\circ}19'09''$ East 199.43 feet; thence North $89^{\circ}40'51''$ West, 100 feet to the point of beginning for this right of way line; thence North $0^{\circ}19'09''$ East 42.09 feet; thence North $09^{\circ}41'29''$ West 656.24 feet; thence North $37^{\circ}37'24''$ West 701.97 feet; thence North $52^{\circ}16'51''$ West 1506.70 feet to the point of curve to the right, having a radius of 3014.79 feet; thence Northerly along the arc of said 3014.79 foot radius curve, 2741.72 feet to the point of tangent of said curve; thence North $0^{\circ}10'28.5''$ West, 500 feet to a point of ending; thence Southerly along said right of way line to a point at which said right of way line intersects with a line that is described as follows: Beginning at a point which is South $89^{\circ}59'46.5''$ West along the South line of said Southeast 1/4 of said Section 21, 300 feet from the Southeast corner of said Southeast 1/4; thence North $45^{\circ}9'20''$ East, 425.47 feet, more or less, to a point of ending on the East line of said Southeast 1/4 of said Section which is North $0^{\circ}19'9''$ East 300 feet from the Southeast corner of said Southeast 1/4; thence Southwesterly along the line last above described to the point of beginning. EXCEPTING that part of a piece of land in the Southeast corner of said Section 21, 14 1/2 rods North and South by 11 rods East and West, formerly used for school site, which lies North of the line last above described. ALSO EXCEPTING the North 286 feet thereof. Being a part of the Southeast 1/4 of the Southeast 1/4 of Section 21, Town 12 North, Range 3 West, Pine River Township, Gratiot County, Michigan.

Together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all rights to make divisions of the land that are exempt from the platting requirements of the Michigan Land Division Act, as it shall be amended; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits, relating to the premises, including without limitation all minerals, oil, gas geothermal and similar matters.

Commonly known as: 3000 W Monroe Road, Alma, Michigan 48801
P.P. #29-12-021-030-00

EASEMENT

THIS INDENTURE, made this 20th day of October
1975, by and between Cameron-McGlone, Inc., dba/ 300 Bowl
3000 W. Monroe Rd., Alma, Michigan 48801

hereinafter called GRANTOR, and Pine River Township, Gratiot County, Michigan a
Municipal Corporation, hereinafter called GRANTEE.

WITNESSETH:

That for and in consideration of the sum of one dollar to
them in hand paid, the receipt of which is hereby confessed and acknowl-
edged, the Grantor, for them, or their heirs and assigns, do hereby
convey to the Grantee, its successors and assigns, the easement and right to
lay down, construct and maintain pipes, fixtures and appurtenances for the
purpose of a public sanitary sewer system over and across that certain parcel
of land situated and being in Pine River Township, Gratiot County, Michigan,
and described as:

That part of SE 1/4 of Section 21, Town 12 North, Range 3 West,
Pine River Township, Gratiot County, Michigan:

Commencing at the Southeast corner of said Section; thence South
89° 59' 46.5" West along South line of said Section 300 feet; thence
North 45° 09' 20" East to the North line of State highway M-46 to
place of beginning; thence Westerly along North line of said State
highway 225.0 feet; thence North 25 feet; thence Easterly parallel
to the North line of said State highway 250.14 feet; thence South
45° 09' 20" West 35.45 feet to place of beginning.

with full right to duly authorized agents of the Grantee to exceed this 25
foot easement, in some areas of the premises, for staking and control work
and earth storage during the period of the initial construction. Said

William J. McGlone
REGISTER OF DEEDS

9/75 NOV 3 AM 11 12

STATE OF MICHIGAN
COUNTY OF GRATIOT
RECEIVED FOR RECORD

additional area, when used, shall, as soon as possible, following installation, be replaced to the condition in which the premises were immediately prior to said installation, insofar as practical.

Grantor considers the price paid to them by the Pine River Township for easement to be fair and reasonable and the Grantor acknowledges that Grantor was aware of their rights under Public Act 91-646, which is further known as "The Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970".

With full right and authority in the Grantee, its successors, assigns, and their agents, servants and employees, to enter at all times upon the premises for purposes of repairing, removing, replacing and maintaining said pipes, mains, fixtures, and appurtenances.

The Grantee agrees that in the event it shall enter said premises for such purposes, it shall, as soon as possible, following such entry, replace said premises to the condition in which they were immediately prior to the entry, insofar as is practical.

Grantor agrees not to erect any building or other structure of a permanent nature within said easement without prior written consent of the Grantee, and Grantor further agrees to repair any damage to said sanitary sewer system caused by them at their own cost and expenses.

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

Corporation

IN WITNESS WHEREOF, the Grantor has hereunto set hand(s) their
and seal(s) on the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Wilma Recker
Wilma Recker

Sharon Zeliniski
Sharon Zeliniski

Cameron-McGlone, Inc.
d/b/a 300 Bowl

By Paul Cameron
Paul Cameron
Its President

By E. Jean Cameron
E. Jean Cameron
Its Vice President

STATE OF MICHIGAN),
County of Gratiot)

On this 20th day of October, 1975, before
me, a Notary Public in and for said County, personally appeared the above
named Paul Cameron and E. Jean Cameron
to me personally known, who, being duly sworn, did each for himself say that
they are respectively the President and Vice President
of said corporation, and that said instrument was signed in behalf of said
corporation by authority of its Board of Directors and
said Paul Cameron, President and E. Jean Cameron, Vice-President
acknowledged said instrument to be the free act and deed of said corporation.

Norman W. Buchholz
Notary Public, Gratiot County, Michigan
Norman W. Buchholz

My Commission Expires: 7-23-79

Prepared By:
Williams & Works, Inc.
611 Cascade West Parkway
Grand Rapids, Michigan 49506

John C. Wilk and Mildred Wilk, his wife and in her own right; Wendell Wilk and Charlotte Graham Wilk, his wife and in her own right;
First party, in consideration of \$200.00 Dollars (\$200.00) to them
paid by the CONSUMERS POWER COMPANY, a Maine corporation authorized to do business in Michigan, 312 W. Michigan Ave.
Jackson, Michigan, second party, receipt of which is hereby acknowledged, convey and warrant to the second party, its
successors and assigns. Forever, the easement and right to erect, lay and maintain lines consisting of power, poles, wires, cables,
conduits and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a com-
munication business on, over, under and across the following described parcel... of land, including all public highways upon or
adjacent to said parcel... of land, which parcel is situated in the Township of... Range... County
of... and State of Michigan, to-wit:

The Southeast one-quarter (1/4) of the Southeast one-quarter (1/4) of Section twenty-one (21),
Township twelve (12) North, Range three (3) West, except a parcel in the Southeast corner
thereof, fourteen and one-half (14 1/2) rods North and South and eleven (11) rods East and
West, used for school site.

The route to be taken by said lines of power, poles, wires, cables and conduits across, over and under said land being more specif-
ically described as follows:
Second party may locate one route in a Northeasterly and Southwesterly direction on, over
and across said above described land on a line as heretofore located and staked; also one
route in an Easterly and Westerly direction on, over and across said above described land on
a line as heretofore located and staked.

With full right and authority to the second party, 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, paralling, improving,
enlarging and maintaining such cables, conduits and power, poles and other supports, with all necessary braces, guys, anchors,
manholes and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductor
for the transmission of electrical energy and/or communication, and to trim, remove, destroy or otherwise control any trees and
brush which may, in the opinion of said second party, interfere or threaten to interfere with or be hazardous to the construction,
operation and maintenance of said lines. It is expressly understood that no buildings or other structures will be placed under such
wires and/or over such cables without the written consent of said second party. It is expressly understood that non-use or a limited
use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein
authorized.

Second party to pay first party for any damage to crops in erecting and maintaining said
lines of poles and wires.

WITNESS the hands... and seal... of the parties... of the first part, this 24th day of
December, 1959.

Signed, Sealed and Delivered in Presence of
Leslie D. Romine
William J. Gallagher
John C. Wilk
Mildred Wilk
Wendell Wilk
Charlotte Graham Wilk

STATE OF MICHIGAN)
County of... (Gratiot)...) ss.
On this 24th day of December 1959,
before me, a Notary Public of Gratiot County, personally appeared
Michigan, acting in Gratiot County, personally appeared
John C. Wilk and Mildred Wilk
Wendell Wilk and Charlotte Graham Wilk
to me known to be the same persons named in and who executed the
foregoing instrument, and severally acknowledged the execution of the same
to be their free act and deed.
William J. Gallagher
Notary Public, Gratiot Co., Mich.
My commission expires January 25, 1963

LIBER 328 PAGE 178

Parcel #4

Recorded 2nd day of June
A.D. 1963 at 2:30 o'clock A.M.
Libert. 1st 2nd Page 178Mella Beland, Deputy
Register of Deeds

John C. Wilk and Mildred B. Wilk, his wife, and in her own right,
First part 1st, in consideration of Onn Dollars (\$1.00) to them
paid by the CONSUMERS POWER COMPANY, a Maine corporation authorized to do business in Michigan, at 212 W. Michigan Ave.,
Jackson, Michigan, second party, receipt of which is hereby acknowledged. Convey ... and Warrant ... to the second party, its
successors and assigns. Forever, the easement and right to erect, lay and maintain lines consisting of poles, wires, cables,
conductors and other fixtures and appurtenances for the purpose of transmitting and distributing electricity and/or conducting a com-
munication business on, over, under and across the following described parcel ... of land, including all public highways upon or
adjacent to said parcel ... of land, which parcel ... is ... situate in the ... Township of ... Pine River ... County
of ... State of Michigan, to-wit:

The North one-half (1/2) of the Southeast one-quarter (1/4) of Section twenty-one (21), Township
twelve (12) North, Range three (3) West.

The route to be taken by said lines of electric poles, wires, cables and conductors across, over and under said land being more specif-
ically described as follows:

Second party may locate said route South of and along and not more than six (6) feet from
the North line of said above described land.

With full right and authority to the second party, its successors, licensees, lessees or assigns, and its and their agents and employees,
to enter in all times upon said premises for the purpose of constructing, repairing, removing, replacing, penciling, improving,
installing and maintaining such cables, conductors and poles and other supports, with all necessary braces, guys, anchors,
insulators and transformers, and stringing thereon and supporting and suspending therefrom lines of wire, cables or other conductors
for the transmission of electrical energy and/or communication, and to trim, remove, destroy or otherwise control any trees and
brush which may, in the opinion of said second party, interfere or threaten to interfere with or be hazardous to the construction,
operation and maintenance of said lines. It is expressly understood that no buildings or other structures will be placed under such
lines and/or over such cables without the written consent of said second party. It is expressly understood that non-use or a limited
use of this easement by second party shall not prevent second party from later making use of the easement to the full extent herein
granted. Second party to pay at the rate of Eighty Dollars (\$80.00) per mile of length of the
lines of poles and wires across said above described premises, the same to be paid before any
work is done on the land, and also to pay for any damage to crops in erecting and maintaining
said line of poles and wires.

Witness the hand and seal of the first part, this 16th day of
March, 1960.

Signed, Sealed and Delivered in Presence of

Robert A. Welborn

Phyllis Brewer

Phyllis Brewer

John C. Wilk

Mildred B. Wilk

Mildred B. Wilk

Mildred B. Wilk

STATE OF MICHIGAN

County of ...

On this 16th day of March 1960,
before me, a Notary Public of Kalamazoo
Michigan, acting in and for Gratiot County, personally appeared

John C. Wilk and Mildred B. Wilk

to me known to be the same person named in and who executed the
foregoing instrument, and severally acknowledged the execution of the same
to be their free act and deed.

Robert A. Welborn

Notary Public, Kalamazoo

My commission expires Nov. 30, 1963

Co., Mich.

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STATE OF MICHIGAN. On this 24 day of June in the year one thousand nine hundred and Twenty nine before me, a Notary Public in and for said County, personally appeared Harriet A. Morse to me personally known to be the same person described in and who executed the within instrument, who has acknowledged the same to be her free act and deed.

My commission expires Feb. 10, 1931.

Ernest Derry, Notary Public
for Gratiot County, Michigan.

For value received I hereby sell and assign and transfer all my rights, title and interest in and to the within lease to the Wittmer Oil and Gas Properties of Pittsburg, Penna, subject to all rents, royalties, conditions and stipulations in said lease, written in presence of

Ernest Derry

Oil and Gas Co

J. O. Reddinger

By E. M. Derry

Lewis Derry

State of Michigan
County of Gratiot, SS.

Before me a Notary Public in and for said County and State personally appeared A. M. Derry and Lewis Derry and acknowledged the execution of the foregoing instrument of transfer to be their voluntary act and deed.

Witness my hand and seal this 13 day of July A. D. 1929,

Ernest Derry

My com expires Feb 10, 1931

Notary Public in and for
Gratiot Co.,

John C. Hicks & wf

Received for record this 27th day of July
A. D. 1929 at 8 o'clock A.M.

to

RIGHT-OF-WAY

Frank J. Tucker, Register of Deeds.

STATE OF MICHIGAN.

For and in consideration of the sum of Forty-three and 31/100

Dollars to us in hand paid by the State Highway Commissioner of the State of Michigan, we John C. Hicks and wife, Bertha H. do hereby release and convey to the People of the State of Michigan, all our right, title and fee in and to the following described parcels of land, to-wit:

The South 50 ft. of SE 1/4 of Sec. 21, T 12 N, R 3 W, except the east 183 ft. Pine River Twp. Gratiot Co., Mich.

0.962 acres @ \$113.21

\$108.91

Moving 86 rods fence @ 40¢ per Rod

34.40

143.31

It is further understood and agreed that the fences will be moved back to the new right of way line by the grantor before the beginning of road construction,

As a further consideration for this release it is understood and agreed that all existing buildings and structures other than fences may remain where now standing until required to be moved on account of road improvement, at which time they will be moved a reasonable distance outside of the highway limits without expense to the abutting property owner and left in as good condition, including foundations, as previous to moving.

This release is executed for the sole and only purpose of conveying to the said State of Michigan a right of way over the above described lands for highway purposes and to permit the altering, widening and improving of the existing highway on and to the parcels of land above described, said road being commonly designated and referred to as State Trunk Line, No. US 27

This conveyance included a release of any and all claims to damages arising from or incidental to the altering, widening and improving said road and the location thereof across the parcel of land hereby granted.

VERBAL AGREEMENTS WILL NOT BE CONSIDERED.

A.D. 1929.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 10th day of June

In Presence of

Ward A. Stranch

John C. Hicks (L*)

R. C. Dexter

Bertha H. Hicks (L*)

(L*)

(L*)

STATE OF MICHIGAN

COUNTY OF CLINTON. SS. On this 10th day of June A.D. 1929 before me the undersigned, a Notary Public in and for said County, personally appeared John C. Hicks and wife Bertha to me known to be the persons who executed the foregoing release and acknowledged the same to be their own free act and deed.

Notary Public Shiawassee County, Michigan.

Ward A. Stranch

Acting in Clinton County, Michigan.

My commission expires April 21, 1931.