

APR 26 3 51 PM '87

LIBER 2526 PG 944

DEED OF EASEMENT

This indenture made this 10 day of April, 1987 between
BRICKYARD REALTY, a Michigan co-partnership, of 1222 Burton Street,
S.E., Grand Rapids, Michigan 49506, hereinafter "Grantor," and G.R.
PROPERTIES, INC., a Michigan corporation, of 50 Louis, N.W., Grand
Rapids, Michigan 49503, hereinafter "Grantee,"

WHEREAS Grantor is the owner of record of land located in
the City of Grand Rapids, County of Kent, and State of Michigan
described as:

Part of the Northwest 1/4 of Northeast 1/4 of
Section 8, Town 6 North, Range 11 West, commenc-
ing at the intersection of Easterly line of P & M
Railroad Company South right-of-way and South line
of Burton Street; thence East on South line of
Burton Street to a point 990 feet West of North
and South 1/8 line running through Northeast 1/4 of
said Section; thence South to Easterly line P & M
Railroad right-of-way; thence Northwesterly on
Easterly line said right-of-way to beginning.

Lot 4, except commencing at Southeast corner of
said lot; thence West 5.08 feet along South line of
said lot; thence Northerly 74.94 feet to a point on
East line of said lot; thence Southerly 75.06 feet
along East line of said lot to beginning, Newark
Heights also part of lots 10 and 11 of Newark
Heights and part of Northwest 1/4 of Northeast
1/4 of Section 8, Town 6 North, Range 11 West,
commencing at Northwest corner of said Lot 4,
Newark Heights; thence South 120 feet; thence
East 45.12 feet; thence South 259.23 feet to a
point 10.37 feet South of Northwest corner of
said Lot 10; thence South 36°15'E 168.47 feet;
thence South 169.6 feet to a point Northerly line
of C & O Railway Company's land; thence North-
westerly along Northerly line of said Railway
Company's lands 466.88 feet; thence North to a
point in South line of Burton Street which is 120
feet West of beginning; thence East 120 feet to
beginning.

Grantor's property does not include property previously conveyed to Grantee by deed recorded in Liber 2525, Page 209, K County Records which property is described below.

WHEREAS, Grantee is the owner of land located in the City of Grand Rapids, State of Michigan, described as follows:

Part of the Northeast 1/4 of Section 8, Town 6 North, Range 11 West, City of Grand Rapids, Kent County, Michigan, described as: Commencing at the North 1/4 corner of said Section 8; thence North 90°00'00" East 65.07 feet along the North line of said Section 8 to the Easterly line of the C & O Railroad; thence South 38°16'10" East 42.03 feet along the Easterly line of said railroad to the Place of Beginning of this Description; thence North 90°00'00" East 165.00 feet parallel to the said North line of Section 8; thence South 00°00'00" East 100.00 feet; thence North 90°00'00" West 86.11 feet to the Easterly line of said Railroad; thence North 38°16'10" West 127.37 feet along said Railroad right-of-way to the place of beginning. Subject to easements, restrictions and rights-of-way of record.

NOW, THEREFORE, Grantor, for and in consideration of Grantee's promise to improve the property subject to this easement by paving it and in consideration of Grantee's promise to maintain such easement in the future, Grantor does grant to Grantee an appurtenant, non-exclusive easement and right-of-way twenty (20) feet in width and one hundred (100) feet in length, reaching from the south line of Burton Street and running southerly along the west line of Grantor's property; such easement for the benefit of Grantor's above-described parcel.

In granting such easement, it is understood that the easement shall be used for purposes of providing convenient access to Grantee's parcel for Grantee's invitees, guests, and commercial customers.

It is further understood and agreed by Grantor and Grantee that all costs associated with improving and maintaining the easement and obtaining the curb cut shall be borne by Grantee.

WITNESSES:

BRICKYARD REALTY, a Michigan co-partnership

Paul Dozeman
Alisa Smith

By Frederic W. Kruer
Its Partner

STATE OF MICHIGAN) ss.
COUNTY OF KENT)

The foregoing instrument was acknowledged before me this 10 day of April, 1987, by Frederic W. Kruer, on behalf of Brickyard Realty, a Michigan co-partnership.

Maryjeanne Schrauwen
Maryjeanne Schrauwen
Notary Public, Kent County, Michigan
My commission expires: July 12, 1989

The terms of this Easement are accepted by Grantee.

G.R. PROPERTIES, INC.

By William L. Ockerlund
William L. Ockerlund
Its President

Prepared by:

Christopher L. Edgar
Law, Weathers & Richardson
500 Union Bank Building
Grand Rapids, Michigan 49503
(616) 495-1171

After recording, return to:

Christopher L. Edgar
Law, Weathers & Richardson
500 Union Bank Building
Grand Rapids, Michigan 49503
(616) 459-1171

LIBER 2526 PC. 944.

LIBER 2531 PC. 97

DEED OF EASEMENT

This indenture made this 10 day of April, 1987 between
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Railroad right-of-way; thence Northwesterly on
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point 10.37 feet South of Northwest corner of
said Lot 10; thence South 36°15'E 168.47 feet;
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of C & O Railway Company's land; thence North-
westerly along Northerly line of said Railway
Company's lands 466.88 feet; thence North to a
point in South line of Burton Street which is 120
feet West of beginning; thence East 120 feet to
beginning.

THIS DEED IS RE-RECORDED TO CORRECT AN ERRONEOUS REFERENCE ON PAGE 2
CONCERNING THE LIBER AND PAGE OF THE DEED PREVIOUSLY CONVEYED TO
GRANTEE BY GRANTOR.

LIBER 2531 PG 98

2526-7-945

Grantor's property does not include property previously conveyed to Grantee by deed recorded in Liber ^{2523,} ~~2526~~ Page 209, Kent County Records which property is described below.

WHEREAS, Grantee is the owner of land located in the City of Grand Rapids, State of Michigan, described as follows:

Part of the Northeast 1/4 of Section 8, Town 6 North, Range 11 West, City of Grand Rapids, Kent County, Michigan, described as: Commencing at the North 1/4 corner of said Section 8; thence North 90°00'00" East 65.07 feet along the North line of said Section 8 to the Easterly line of the C & O Railroad; thence South 38°16'10" East 42.03 feet along the Easterly line of said railroad to the Place of Beginning of this Description; thence North 90°00'00" East 165.00 feet parallel to the said North line of Section 8; thence South 00°00'00" East 100.00 feet; thence North 90°00'00" West 86.11 feet to the Easterly line of said Railroad; thence North 38°16'10" West 127.37 feet along said Railroad right-of-way to the place of beginning. Subject to easements, restrictions and rights-of-way of record.

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LIBER 2531 PG 99

INDEX 2536 PG 946

It is further understood and agreed by Grantor and Grantee that all costs associated with improving and maintaining the easement and obtaining the curb cut shall be borne by Grantee.

WITNESSES:

BRICKYARD REALTY, a Michigan co-partnership

Paul Dozeman
Paul Dozeman
Alisa Smith
Alisa Smith

By Frederic W. Krue
Frederic W. Krue
Its Partner

STATE OF MICHIGAN) ss.
COUNTY OF KENT)

The foregoing instrument was acknowledged before me this 10 day of April, 1987, by Frederic W. Krue, on behalf of Brickyard Realty, a Michigan co-partnership.

Maryjeanne Schrauwen
Maryjeanne Schrauwen
Notary Public, Kent County, Michigan
My commission expires: July 19, 1992

The terms of this Easement are accepted by Grantee.

G.R. PROPERTIES, INC.

By William F. Ockerlund
William F. Ockerlund
Its President

Prepared by:

Christopher L. Edgar
Law, Weathers & Richardson
500 Union Bank Building
Grand Rapids, Michigan 49503
(616) 493-1171

After recording, return to:

Christopher L. Edgar
Law, Weathers & Richardson
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Grand Rapids, Michigan 49503
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