

# This Indenture, Made this second (2nd) day of May

in the year of our Lord one thousand nine hundred and fifty-two  
BETWEEN Harry G. Rogers, Jr. and Mabel M. Rogers, his wife,  
of Big Rapids, Michigan,

of the first part, and  
John C. Waddell and Emaline H. Waddell, jointly with full rights of  
survivorship, of Big Rapids, Michigan,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of  
One (\$1.00) Dollar and other good and valuable consideration ~~to them~~  
to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed  
and acknowledged, do by these presents, grant, bargain, sell, remise, release, alien and confirm unto the  
said parties of the second part, and their assigns, and the survivor of them, his or her heirs or assigns,  
FOREVER, all those certain piece or parcel of land situate and being in the  
City of Big Rapids, County of Mecosta, State of Michigan, and described as follows, to-wit:

Lots Numbered Eight (8), Nine (9), and Ten (10) of the Revised Plat of Block  
Fifty-eight (58) of the Plat of Ferris Acres, a subdivision of the City of Big  
Rapids, Michigan, according to the revision of Block Fifty-eight (58) of the  
Plat of Ferris Acres as recorded in the Office of the Register of Deeds for  
the County of Mecosta, Michigan in Liber 229 of Deeds, Pages 420-424 - the  
lots herein conveyed are subject to certain uniform restrictions imposed on all  
lots in "Ferris Acres;" these restrictions shall run with the land in favor of  
the previous grantor of said property, or its assigns, and all other lot owners in  
said subdivision, viz:

- 1) The lot or lots shall be used and occupied for residential or park purposes  
only and shall never be used for trade, manufacture, or business of any kind  
whatsoever;
- 2) That no building whatsoever, except a private residence and the customary  
garage or outbuildings, shall be erected, placed or permitted on said premises  
or any part thereof;
- 3) No building or erection of any kind, except outside steps or ornamental fences  
shall be erected less than 20 feet from the front inside lot line (exclusive of the  
street parking and sidewalk) or less than 10 feet from the side lines of said lot;
- 4) Not more than one residence shall be constructed to each 50 feet of frontage  
with a lot depth of not less than 150 feet or 75 feet frontage with a lot depth of not  
less than 100 feet;
- 5) No residence shall be constructed on said premises costing less than \$2500.00,  
exclusive of the cost of the lot, grading, or other improvements outside the  
building itself



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise  
appertaining: To Have and to Hold the said premises as above described, with the appurtenances, unto the  
said parties of the second part, and to their assigns, and the survivor of them, his or her heirs or assigns,  
FOREVER. And the said Harry G. Rogers, Jr. and Mabel M. Rogers, his wife,

for their heirs, executors, and administrators, do covenant, grant, bargain and agree to  
and with the parties of the second part, their assigns, and the survivor of them, his, or her heirs or assigns, that  
at the time of the sealing and delivery of these presents they were well seized of the  
above granted premises in Fee Simple; that they are free from all incumbrances whatever

and that they will, and their heirs, executors and administrators shall Warrant and Defend the same against all lawful claims whatsoever.

In Witness Whereof, The said parties of the first part, have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

*Harry G. Rogers, Jr.* [L. S.]  
\* Harry G. Rogers, Jr.

*Dorothy K. Bennett*  
\* Dorothy K. Bennett

*Mabel M. Rogers* [L. S.]  
\* Mabel M. Rogers

*Clare O. Donley*  
\* Clare O. Donley

[L. S.]

[L. S.]

STATE OF MICHIGAN,

County of MECOSTA, ss.

On this second (2nd) day of May in the year one thousand nine hundred and fifty-two before me, a Notary Public in and for said County, personally appeared

Harry G. Rogers, Jr. and Mabel M. Rogers, his wife, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

*Clare O. Donley*  
\* Clare O. Donley

Notary Public, Mecosta County, Michigan.

My commission expires May 9, 1954.

\* PRINT, TYPEWRITE OR STAMP names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such signatures. See Act 109, P. A. 1937.

5-2-52 1002 Rev B-58

WARRANTY DEED

Typewriter Short Form

To Tenants by the Entirety

HARRY G. ROGERS, JR.  
ET UXOR

To

JOHN C. WADDELL  
ET UXOR

REGISTERS OFFICE,

*Mecosta* County, ss.

This instrument was presented and

received for Record this 6

day of May, A. D. 1952

at 2 o'clock P. M., and

recorded in Liber 238 of Deeds,

on Page 195, as a proper certificate

was furnished in compliance with Section

3531, Compiled Laws of 1929, as amended.

*May 7 1952*  
Register of Deeds.

THE RIEGLE PRESS, FLINT, MICHIGAN

Meconata County Abstract Co.  
Big Rapids, Mich.

BOUNDARY AGREEMENT

STATE OF MICHIGAN  
COUNTY OF MECOSTA  
RECEIVED FOR RECORD  
87 JUN 23 AM 9:59  
C. W. Wadsworth  
REGISTER OF DEEDS

RODNEY C. SHROYER and JUDITH M. SHROYER, husband and wife, of  
610 Birch Street , Big Rapids, Michigan 49307 and JOHN LUNDEN and JANE LUNDEN,  
husband and wife, of 715 Cedar Street , Big Rapids, Michigan 49307,  
agree as follows:

1. The Parties hereto own adjacent properties in the City of Big Rapids, and the purpose of this Agreement is for recording with the Mecosta County Register of Deeds to provide record evidence establishing the boundry line between the respective parcels.
2. SHROYERS are the owners of a parcel described as:  
  
Lots 8, 9 and 10, Block 58, of the recorded Plat "Ferris Acres", including the Northerly Half (N1/2) of the abandoned Cedar Street adjacent to and Southerly of the above described parcel, and including all of the abandoned Mecosta Avenue, lying adjacent to and Easterly of the above described parcel; City of Big Rapids, Mecosta County, Michigan.
3. LUNDENS are the owners of a parcel of land described as:  
  
South Half (S1/2) of Lot 4, and entire Lots 5, 6, 7 and 8, of Block Fifty-Nine (59), of the recorded Plat, "Warren and Bronson's Third Subdivision", City of Big Rapids, Mecosta County, Michigan.
4. It is agreed between the Parties that the division line between their parcels is a line commencing at the intersection of the East Line of vacated Mecosta Avenue and the centerline of vacated Cedar Street, thence Northerly along the Easterly line of vacated Mecosta Avenue to a point 59 feet Southerly of the Northwest Corner of the S1/2 of Lot 4, Block 59, of "Warren and Bronson's Third Subdivision", thence Northwesterly to the intersection of the Westerly Line of vacated Mecosta Avenue and the Southerly right of way line of Birch Street as currently located, and the end of the Parties' division line.

Dated: 10-21-87

Rodney C. Shroyer  
Rodney C. Shroyer  
Judith M. Shroyer  
Judith M. Shroyer  
John H. Lunden  
John Lunden  
Jane Lunden  
Jane Lunden

Witnessed:

Marsha J. McDaniels  
Marsha J. McDaniels  
Richelle R. Davis  
Richelle R. Davis

STATE OF MICHIGAN )  
                          ) ss.  
COUNTY OF MECOSTA )

On the 21st day of October, 1987, Rodney C. Shroyer,  
Judith M. Shroyer, John Lunden and Jane Lunden acknowledge execution as their  
free act and deed.

Marsha J. McDaniels  
Marsha J. McDaniels  
Notary Public  
Newaygo County, Michigan  
Expiration: 6/16/1990  
Acting in Mecosta County, Mich.

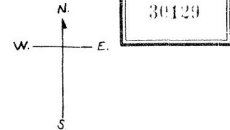
Drafted By:

Martin Wernette  
Attorney at Law  
119 S. Michigan  
Big Rapids, MI 49307

SCALE 1" = 100'

# FERRIS ACRES

A replat of Blocks 47-48-57 and 58 of the original plat of the City of Big Rapids, and a replat of all of Lots 22 and 23, and parts of Lots 13, 14, 15 and 21 of Warren Estate Farm Subdivision, City of Big Rapids, Mecosta County, Michigan, all being a part of the West half of Section 14, Township 15 North Range 10 West.



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS, That I, Leah Muchler, as proprietor, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as Ferris Acres, a replat of Blocks 47, 48, 57 and 58 of the Original Plat of the City of Big Rapids, and a replat of all of Lots 22 and 23 and parts of Lots 13, 14, 15 and 21 of Warren Estate Farm Subdivision, City of Big Rapids, Mecosta County, Michigan, all being a part of the West Half of Section 14, Township 15 North Range 10 West, and that the streets and alleys as shown on said plat are hereby dedicated to the use of the Public.

Signed and Sealed in the Presence of:  
Leah Muchler (L.S.)  
Leah Muchler (Witness)  
Leah Muchler (Witness)  
VERA ELDRIDGE (Witness)

**ACKNOWLEDGMENT**  
STATE OF MICHIGAN } ss.  
County of Mecosta } ss.  
On this 14th day of February, 1947, before me, a Notary Public in and for said county, personally came the above named Leah Muchler, and known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Notary Public, Mecosta County  
My Commission expires April 22, 1949

**DESCRIPTION OF LAND PLATTED**  
The land embraced in the annexed plat of Ferris Acres, a replat of Blocks 47, 48, 57 and 58 of the Original Plat of the City of Big Rapids and a replat of all of Lots 22 and 23 and parts of Lots 13, 14, 15 and 21 of Warren Estate Farm Subdivision, City of Big Rapids, Mecosta County, Michigan, being a part of the West Half of Section 14, Township 15 North, Range 10 West, Mich. is described as follows:

Starting at the Northwest corner of the Southwest Quarter (SW 1/4) of Section Fourteen (14) at the quarter post on the West Quarter line of Section Fourteen (14), Township Fifteen (15) North, Range Ten (10) West; thence South 250 feet to the South line of Cedar Street; thence East along the South line of Cedar Street 1670 feet to the place of beginning marked by a cement post 4 feet long with an iron rod 1/2 inch in diameter in the center; thence South 960 feet to a similar marker; thence East 800 feet to a similar marker; thence North 1920 feet to a similar marker; thence West 720 feet to a similar marker; thence South 360 feet to a similar marker; thence West 80 feet to place of beginning.

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 48 inches in length, or shorter bars of not less than one-half inch in diameter lapped over each other at least 6 inches with an over-all length of not less than 48 inches, encased in a concrete cylinder at least 4 inches in diameter and 48 inches in depth have been placed at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of streets, intersections of alleys, or of streets and alleys, and at the intersections of streets and alleys with the boundaries of the plat as shown on said plat.

Daniel Vincent  
Registered Land Surveyor

**MUNICIPAL APPROVAL**  
This plat was approved by the City Commission of the City of Big Rapids at a meeting held February 6, 1947.  
Clare Mitchell (Clerk)

**APPROVAL BY COUNTY BOARD**  
This plat was approved on the 14th day of February, 1947.  
May West (County Register of Deeds)  
George Stiel (County Clerk)  
Lora F. McCormick (County Treasurer)

**COUNTY TREASURER'S CERTIFICATE**  
Office of County Treasurer, Mecosta County.  
I hereby certify that there are no tax liens or titles held by the State on the lands described hereon, and that there are no tax liens or titles held by individuals on said lands, for the five years preceding the 14th day of February, 1947, and that the taxes for said period of five years are all paid, as shown by the records of this office, except.  
This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.  
Lora F. McCormick (County Treasurer)

COPIES  
Mecosta County, ss.  
Plat of "Ferris Acres"  
City of Big Rapids  
February 17th day of February 1947  
9th day of February 1947  
May West  
February 14, 1947  
Mecosta County  
February 14, 1947  
Mecosta County  
February 14, 1947  
Mecosta County

SECTION 14  
TOWNSHIP 15 NORTH  
RANGE 10 WEST

