

WARRANTY DEED

Michael J. Terrell and Katharine S. Terrell, husband and wife, of 2865 Sherwood Drive, Traverse City, Michigan 49684, convey and warrant to Torch Lake Development, Inc., a Michigan Corporation, of 603 Bay Street, Traverse City, MI 49684 land in the Township of Torch Lake, Antrim County, and State of Michigan, described as:

Part of Government Lots 1 and 4, Section 24, Town 31 North, Range 9 West, described as: Commencing at the North quarter corner of said Section 24; thence North 88°57'00" East, 325.99 feet; thence South 0°08'00" East, 1062.67 feet; thence South 88°49'00" East, 345.12 feet, to the Southeast corner of Block 8 of the recorded Plat of the Village of Torch Lake; thence North 89°52'52" East, 66.00 feet, to the Southwest corner of Block 7 of said recorded plat, being the point of beginning; thence East along the South line of said Block 7; a distance of 356.87 feet; thence South, parallel with Prospect Street 179.93 feet to the center line of a County Road; thence South 82°18'30" East, along said centerline 11.23 feet; thence South 33.30 feet to the South line of said road; thence South 82°18'30" East along the South line of said road 280.50 feet to the shore of Torch Lake; thence South 24°54'00" West along said shore 195.94 feet to a point 200.00 feet South of the North line of said Government Lot 4; thence West 563.47 feet to the East line of Prospect Street in said plat of the Village of Torch Lake; thence North along said road 430.00 feet to the point of beginning. Subject to the right-of-way of the County Road. * Denotes degrees.

CERTIFICATION
11-8-89
I hereby certify that according to our records all taxes returned to this office are paid for five years preceding the date of this instrument. This does not include taxes in the process of collection.

Beverly Edgington, Antrim County Treasurer

for the sum of One Hundred Eighty Thousand (\$180,000.00) and 00/100 Dollars subject to easements and restrictions of record including, but not limited to the following:

1. An easement to Michigan Bell Telephone Company recorded at Liber 4 miscellaneous records, Antrim County Records.
2. Right-of-Way Easement to Top 0' Michigan Rural Electric Company dated February 25, 1954 and April 25, 1955 in Liber 118, Page 583, Antrim County Records.
3. Right-of-Way Easement to Top 0' Michigan Rural Electric Company dated March 8, 1954 and April 25, 1955 in Liber 118, Page 584, Antrim County Records.
4. Use of well and septic field in that portion of subject property lying North of the public road which bisects subject property; and use to run with the land adjoining and lying to the East thereof as it existed as of May 16, 1980.
5. Reservation to Vernon A. Shaver, his heirs and assigns, the right, title and interest in and to the dock located at the

edge of Torch Lake, the land upon which said dock is located, and a strip of land opposite to and West of said dock of the uniform width of 66 feet, extending from said dock West to Prospect Street.

6. Subject to the interest of Torch Lake Township concerning the dock and boat launching site in Liber 255, Page 95, Antrim County Records.

7. Rights of the public and of any governmental unit in any portion of described land being used, taken or deeded for street, road or highway purposes.

Dated: October 30, 1989

40482

STATE OF MICHIGAN

REAL ESTATE TRANSFER TAX

198.00

Dept. of Taxation NOV-8'89

PR 10E 20

Signed and Delivered in Presence of:

Joseph C. Fisher

 Joseph C. Fisher

Susan G. Gross

 Susan G. Gross

Michael J. Terrell

 Michael J. Terrell

Katharine S. Terrell

 Katharine S. Terrell

STATE OF MICHIGAN)
) SS
 COUNTY OF ANTRIM)

On this 30th day of October, 1989, before me personally appeared Michael J. Terrell and Katharine S. Terrell, husband and wife, to be known to be the persons described in and executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Susan G. Gross

 Susan G. Gross
 Notary Public
 Antrim County, MI

My commission expires: 9-15-93

Instrument Drafted by:
 Joseph C. Fisher
 P. O. Box 576
 9060 North Bayshore Dr.
 Elk Rapids, MI 49629

ANTRIM COUNTY
 MICHIGAN
 RECEIVED FOR RECORD

89 NOV -8 P11 3:10

Wanda R. Conway
 REGISTER OF DEEDS

Rev. \$198.00

Return to: Grantees