

AUG 13 1974

WARRANTY DEED

REF: 458-894

3671

2.53 Paid P.S.  
Betty J. Deal  
Register of Deeds - Hillsdale County, Mich.

KNOW ALL MEN BY THESE PRESENTS: That AMERICAN CENTRAL CORPORATION, a Michigan Corporation

whose address is 3900 Capital City Boulevard, Lansing, Michigan 48906

Conveys and Warrants to VERA A. HAM

whose street number and postoffice address is 1134 LeAnn Boulevard, Somerset Center, Michigan

the following described premises situated in the Township of Somerset County of Hillsdale and State of Michigan, to-wit:

Lots 1, 2, 3 and 4, Plat of "Lake LeAnn - Plaza", according to the plat thereof recorded in Liber 7, Page 50, Hillsdale County records;

Subject to easements, restrictions and water levels of record, and grantor hereby reserves all mineral, gas and oil rights whatsoever.

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, for the sum of Eighteen Thousand and no/100 Dollars (\$18,000.00)

subject to the following Building and Use Restrictions:

1. **USE**  
Permitted uses shall be limited to residential, business and professional offices, commercial or retail sales offices. No trailer or temporary structure shall cover  
Dated this eighth day of August 1974

Signed in the presence of:

Signed by:

*Terisia L. Beyer*  
Terisia L. Beyer  
*Marla K. Lemon*  
Marla K. Lemon

AMERICAN CENTRAL CORPORATION  
a Michigan Corporation  
By *Clarence F. Wolfe*  
Clarence F. Wolfe  
Vice President

STATE OF MICHIGAN }  
County of Clinton }

The foregoing instrument was acknowledged before me this eighth day of August

1974 by Clarence F. Wolfe

Vice President

(Individual Name(s) and Office(s) Held)  
American Central Corporation  
(Corporate Name)

Michigan

corporation, on behalf of the corporation.

My Commission expires November 9, 1976

*Terisia L. Beyer*  
Terisia L. Beyer  
Ingham County, Michigan  
Acting in Clinton County, Michigan

County Treasurer's Certificate  
State of Mich., Co. of Hillsdale, S.S. No. 1192. I hereby certify that there are no tax liens, tax titles or unpaid taxes against said land for five years preceding the date of said deed. This does not apply to taxes in process of collection by Twp., City or Village Officers.

City Treasurer's Certificate  
STATE OF MICHIGAN  
HILLSDALE COUNTY

When Recorded Return To:  
Vera A. Ham  
1134 LeAnn Blvd.  
Somerset Center, Mi.

Send Subsequent Tax Bills To:  
Vera A. Ham

Delivered by:  
AMERICAN CENTRAL CORPORATION  
Business Address  
3900 Capital City Boulevard  
Lansing, Michigan 48906

Tax Parcel #

Revenue Stamp \$ 19.80 PA

BURTON ABSTRACT AND TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1864.

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING BURTON TITLE INSURANCE



WARRANTY DEED  
STATUTORY FORM  
FOR CALIFORNIA

LIBER 458 PAGE 895

WARRANTY DEED  
STATUTORY FORM  
FOR CALIFORNIA

In making this form attention should be given to the following:  
1. Print, typewritten or stamped the names of grantors, grantees and other public persons in their appropriate places. C.S. 1949, 566.374; Stat. Ann. 24121E.  
2. State the address of each grantor. Include the street number address if such is commonly used and if not, the post office address. C.S. 1949, 566.375; Stat. Ann. 24121E.  
3. Print, typewritten or stamp the address of a person who executed the instrument upon the face thereof. C.S. 1949, 566.375; Stat. Ann. 24121E.  
4. State the name and business address of the person drafting the instrument. C.S. 1949, 566.376; Stat. Ann. 24121(F).  
Form 1144

Building and Use Restrictions continued...

be occupied or stored on the property at any time.

2. TYPE, SIZE AND CONSTRUCTION

All buildings must conform to the following minimum standards:

- a. All construction materials must be new.
- b. Any addition or replacement must be completed on the exterior within six (6) months from the start of construction. Any building detached from the primary structure shall conform to the restrictions placed on primary structures.

3. SIGNS

Signs placed upon the property may not extend in height above the height of the building and shall in no case be larger than eight (8) feet by twelve (12) feet.

4. ACCESS TO LAKE

These lots cannot be used for public access to Lake LeAnn.

5. MAINTENANCE FUND

The owner of this property shall pay the Lake LeAnn Maintenance Company, its designated successors or assigns, \$20.00 per lot on March 1st of each year. Funds so collected shall be used at the discretion of the Lake LeAnn Maintenance Company to maintain all dams, regulate the lake level, pay salaries and administrative costs and general beautification and betterment of Lake LeAnn.

6. EASEMENTS

Easements for the installation and maintenance of public utilities or drainage facilities are reserved along and within five (5) feet of all rear, front and side lot lines in this subdivision. Such other easements are hereby reserved to enter upon the premises if necessary to construct, operate and maintain any other public improvements, pipes, poles, wires, etc., whether under or above ground. It shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the five (5) foot easement.