

WARRANTY DEED

John A. Young  
and  
Leah A. Young

to

Frank A. Tucker  
and others

|      |   |
|------|---|
| REC. | ✓ |
| RL   | ✓ |
| H    | ✓ |
| P.R. | ✓ |
| TJ   | ✓ |
| N.P. |   |
| T.G. | ✓ |

State of Michigan }  
Oscoda County } ss

Received for record the 9 day  
of Mar April A. D. 1945  
at 10:45 o'clock A. M., and recorded  
number 29 of Misc.

on page 234  
Orson L. Sherwood  
Register of Deeds

WARRANTY DEED

THIS INDENTURE, Made this 28th day of March in the year of our Lord one thousand nine hundred and forty five

BETWEEN John A. Young and Leah A. Young, his wife, of Mio, Michigan of the first part, and

Frank A. Tucker and Louise C. Tucker, husband and wife, of 2174 Park Street, Keego Harbor, Michigan, as grantees of an undivided one fifth interest; Frank G. Lucas and Grace L. Lucas, husband and wife, of 699 Perry Street, Pontiac, Michigan, as grantees of an undivided one fifth interest; Henry Alexander Brown and Rena A. Brown, husband and wife, of 571 Lowell Street, Pontiac, Michigan, as grantees of an undivided one fifth interest; Elmer R. Wilson and Floy Lucille Wilson, husband and wife, of 69 Mary Day, Pontiac, Michigan, as grantees of an undivided one fifth interest; Jacob Leslie Whitmore and Cora M. Whitmore, husband and wife, of 3137 Oak Court, Keego Harbor, Michigan, as grantees of an undivided one fifth interest of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and Other Considerations, 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 heirs and assigns, FOREVER, all that certain piece or parcel of land situate and being in the Township of Mentor County of Oscoda and State of Michigan, and described as follows, to-wit:

Lot number forty three (43) of AuSable Banks being a subdivision of part of the South half (S $\frac{1}{2}$ ) of the Northeast quarter (NE $\frac{1}{4}$ ) of Section twelve (12) Town twenty six (26) North Range three (3) East according to the recorded plat thereof.

Subject to rights of flowage heretofore conveyed to Consumers Power Company as contained in instrument of record in Liber 29 on Page 162 of Oscoda County records.

It is understood that the grantees and their heirs and assigns take the within described property subject to restrictions as follows: All dwellings shall be placed on permanent foundations. Chimneys or smoke flues to be constructed of brick or other fire-proof masonry. Exterior and roofs shall not be of materials in appearances similar to black rolled felt or paper. Buildings shall be finished in a neat and attractive condition. All exteriors of wood or log shall be painted or treated with wood preservative. No buildings shall be placed within 15 feet from the property owned by other persons. No commercial business of any kind or no group of buildings shall be erected and used for renting on a commercial over-night basis except on Lots 7, 8, 9, 20 and 21 of said subdivision. No domestic animals or fowls other than household pets shall be regularly maintained or kept on the property. None of said property shall be occupied by persons other than of the Caucasian race except as temporary or household employees.

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining: TO HAVE AND TO HOLD the said premises, as herein described, with the appurtenances, unto the said parties of the second part and to their heirs and assigns ~~xxix~~ FOREVER. And the said John A. Young and Leah A. Young parties of the first part, for themselves, their heirs, executors and administrators, do covenant grant, bargain and agree to and with the said parties of the second part their heirs and assigns, that at the time of the ensealing and delivery of these presents they are 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, That 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

Norman J. Randall  
Norman J. Randall

Helen Frick  
Helen Frick

John A. Young (L.S.)  
John A. Young

Leah A. Young (L.S.)  
Leah A. Young



STATE OF MICHIGAN )  
County of Oscoda ) ss

On this 28th day of March in the year one thousand nine hundred and forty five before me, a Notary Public in and for said County, personally appeared John A. Young and Leah A. Young 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.

*Norman J. Randall*  
Norman J. Randall

Notary Public, Oscoda County, Michigan  
My Commission expires January 24, 1949

OSCODA COUNTY }  
Treasurers Office } ss

MIO, MICHIGAN April 12, 1945

I hereby certify that there are no tax liens or titles held by the state, or by individuals, on the lands herein described, and that all taxes which by law are required to be returned to this office have been fully paid for the five years preceding the date of said instrument as shown by the records of this office.

This certificate does not apply to the taxes now in process of collection by township treasurer.

*J. M. Knapp*  
County Treasurer  
*J.M.*