



NO 93 DATE 10-18-2004
THIS IS TO CERTIFY THAT THERE ARE NO TAX LIENS
OR TITLES ON THIS PROPERTY FOR FIVE YEARS PREVIOUS
TO THE DATE OF THIS INSTRUMENT THIS
CERTIFICATION DOES NOT INCLUDE TAXES, IF ANY NOW
IN THE PROCESS OF COLLECTION BY THE CITY, VILLAGE
TREASURER.
BY Robert M. Smith HURON COUNTY TREASURER



STATE OF MICHIGAN - HURON COUNTY
RECORDED
FRANCES L. HOLDWICK - REGISTER OF DEEDS
10/18/2004 3:30:05 PM



HURON COUNTY
OCTOBER 18, 2004
RECEIPT #31864

STATE OF MICHIGAN \$ 214.50-CO
REAL ESTATE \$ 1462.50-ST
TRANSFER TAX STMP = 4688

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Grantor, **GARY L. BABCOCK and LORENE J. BABCOCK, husband and wife, she joining in her own right and in bar of dower** of 8510 Lake Street, Port Austin, MI 48467, for and in consideration of One hundred ninety-five thousand and no/100 (\$195,000.00) Dollars, in hand paid, **CONVEYS AND WARRANTS** to **PORT AUSTIN SABBATARIAN CHURCH COMMUNITY, a Sacred Purpose Trust**, Grantee, of P.O. Box 610, Port Austin, MI 48467, the following described real estate situated in the Township of Port Austin, Huron County, Michigan, in fee simple absolute:

PARCEL 1: Commencing at the center of Fractional Section 31, Township 19 North, Range 13 East, Port Austin Township, Huron County, Michigan, thence South 00°38'10" East along the North and South quarter line of said Fractional Section 31, 651.73 feet to the point of beginning of this description; thence South 00°38'10" East along said North and South quarter line 259.0 feet; thence South 88°43'34" West, 168.0 feet; thence North 00°38'10" West, 32.0 feet; thence South 88°43'34" West, 300.0 feet; thence North 00°38'10" West, 227.0 feet; thence North 88°43'34" East, 468.0 feet to the point of beginning, being in and a part of the South half of Fractional Section 31, Township 19 North, Range 13 East; except easements and rights of way of record. **EXCEPT THE FOLLOWING DESCRIBED PARCEL:** Commencing at the South 1/4 corner of Fractional Section 31, thence N00°38'10" W, 1958.78 feet along the North and South quarter line of said Fractional Section 31 to the point of beginning; Running thence S88°43'34" W, 391.99 feet; thence S43°37'15" W, 60.58 feet; thence S00°15'55"E, 159.10 feet; thence S88°43'43"W, 32.70 feet; thence N00°38'10"W, 227.00 feet; thence N88°43'34"E, 468.00 feet; thence S00°38'10"E, 25.00 feet along the North and South quarter line of said Fractional Section 31 to the point of beginning of the exception.

3220-031-012-60

Subject to easements, restrictions, and rights of way of record.

This deed is given pursuant to a certain Land Contract between the parties hereto dated March 11, 1999, recorded at Liber 763, page 535; a Purchaser's Assignment of Land Contract dated December 10, 1999, recorded at Liber 791, page 218; an Assignment of Land Contracts and Purchase Agreement dated April 28, 2004, recorded at Liber 1048, page 223; Amendment to Assignment of Land Contracts and Purchase Agreement dated May 25, 2004, recorded at Liber 1053, page 301 and Amendment to Assignment of Land Contracts and Purchase Agreement dated June 24, 2004, recorded