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ANTRIM COUNTY MICHIGAN

PATTY NIEPOTH

REGISTER OF DEEDS

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PAGES: 6

MICHIGAN MARKETABLE RECORD TITLE ACT NOTICE
(Pursuant to MCL 565.103)

This **Michigan Marketable Record Title Act Notice** is made this 25th day of September 2025, by **Sawtooth Association**, a Michigan corporation, whose address is 6520 Schuss Mountain Lane, Mancelona, MI 49659 ("Claimant").

WHEREAS, the Marketable Record Title Act requires a notice to be recorded setting forth the nature of the claim a party wishes to preserve.

WHEREAS, Sawtooth Association wishes to preserve the Grant of Rights Appurtenant as it pertains to the Sawtooth Association, as recorded in Antrim County Records at Liber 261, Page 492 et seq., as may have been amended, and, without limitations, all rights, obligations, covenants and restrictions contained therein.

WHEREAS, Sawtooth Association, is tasked with managing the affairs of the condominium project commonly known as the Sawtooth Association;

NOW, THEREFORE, Sawtooth Association states as follows:

1. The Claimant's name is: Sawtooth Association, a Michigan corporation.
2. The Claimant's mailing address is: P.O. Box 332, Bellaire, MI 49615
3. The interest claimed to be preserved is: All of the rights and obligations of the Association and Co-Owners as provided for in the Grant of Rights Appurtenant recorded on May 27, 1981, at Liber 261, Page 492 et seq., Antrim County Records and pertinent exhibits, as defined hereinafter, as may have been amended, and, without limitations, all rights, obligations, restrictions, and covenants contained therein.
4. Except as to mineral interests, the liber and page or other unique identification number of the instrument creating the interest to be preserved: Grant of Rights Appurtenant pertaining to the Sawtooth Association recorded May 27, 1981, at Liber 261, Page 492 et seq., inclusive, Antrim County Records.

1. The legal description of the property affected by the claimed interest:

See Exhibit A & B.

IN WITNESS WHEREOF, Sawtooth Association, has caused this Michigan Marketable Record Title Act Notice to be executed the day and year first above written.

Sawtooth Association, a
Michigan corporation


By: Wayne Fuller 
Its: Secretary of the Board

STATE OF MICHIGAN)
) ss
COUNTY OF Antrim)

Wayne Fuller Acknowledged on the 25th day of September 2025, before me personally appeared Wayne Fuller, the Secretary of the Board of **Sawtooth Association**, a Michigan corporation, the organization described in and which executed the foregoing instrument, and that s/he signed her/his name thereto as and for her/his voluntary act and deed and as and for the voluntary act and deed of said organization.



Shakira Puckett, Notary Public
Antrim County, Michigan
Acting in Antrim County, Michigan
My Commission Expires: 05-26-2030

Prepared by/Return to:
Betsy Corey
The Bellaire Professional Centre, LLC
P.O. Box 332
Bellaire, MI 49615

SHAKIRA PUCKETT
Notary Public, State of Michigan
County of Antrim
My Commission Expires 05-26-2030
Acting in the County of Antrim

Exhibit "A"

In the Townships of Kearney and Custer, Antrim County,
Michigan:

- 1) The East half of the northeast quarter of the southwest quarter, Section 32, T30N, R7W.
- 2) The west half of the southeast quarter, Section 32, T30N, R7W.
- 3) The southeast quarter of the southeast quarter, Section 32, T30N, R7W, excepting therefrom, however, a strip along the entire north side, 300 feet wide.
- 4) The south half of the southwest quarter of Section 32, T30N, R7W.
- 5) The northeast quarter of the southeast quarter; ALSO Government Lot 2 lying east of the center line of M-88 Highway, Section 31, T30N, R7W.
- 6) The northwest quarter of the southwest quarter of Section 32, T30N, R7W.
- 7) The west half of the northeast quarter of the southeast quarter of Section 32, T30N, R7W.
- 8) The southwest quarter of the northwest quarter of Section 32, T30N, R7W.
- 9) The southeast quarter of the northwest quarter of Section 32, T30N, R7W.

- 10) The southwest quarter of the northeast quarter of Section 32, T30N, R7W.
- 11) The west 43 rods of the northeast quarter of the southeast quarter of Section 32, T30N, R7W.

EXCEPTING therefrom, from parcels 1 through 11 inclusive, the recorded plats of East Pointe, Valley View and Greenside.

ALSO EXCEPTING therefrom the following described land: Commencing at the 1/4 Corner of Section 32, T30N, R7W, Kearney Township, Antrim County, Michigan; thence S44°10'25"E 910.38 feet to the Point of Beginning; thence S05°30'40"W 212.82 feet; thence S11°34'19"E 250.56 feet; thence S08°15'07"E 170.16 feet; thence S08°43'47"E 254.99 feet; thence N80°48'45"E 90.82 feet; thence S73°28'23"E 149.09 feet; thence S15°50'16"E 199.43 feet; thence N73°56'15"E 268.99 feet; thence N03°27'01"E 211.87 feet; thence N18°02'52"W 202.63 feet; thence N11°42'38"W 133.75 feet; thence N67°36'06"E 204.49 feet; thence N03°12'36"W 194.58 feet; thence N55°30'46"W 295.89 feet; thence N40°59'39"W 238.51 feet; thence N87°32'15"W 217.98 feet; thence S40°40'45"W 186.12 feet to the Point of Beginning, being a part of the SW1/4 of said Section 32, T30N, R7W, containing 14.60 acres of land more or less.

- 12) All of Section 5, T29N, R7W, Custer Township, Antrim County, Michigan lying north of the following described line: Commencing at the NE corner of said Section 5; thence N88°19'04"W 2181.87 feet along the north line of said Section 5 to the Point of Beginning; thence S34°27'W 70.40 feet along the west line of East Pointe Subdivision; thence N51°09'23"W 98.25 feet; thence S55°39'50"W 180.62 feet; thence S46°39'19"W 235.85 feet; thence S03°46'07"E 183.68 feet; thence S05°39'27"W 228.86 feet; thence S01°42'26"E 270.58 feet; thence N88°18'19"E 182.15 feet; thence S54°47'07"E 176.80 feet; thence S46°41'59"W 269.35 feet; thence S47°57'47"W 90.78 feet; thence S54°35'47"W 377.50 feet; thence S34°35'34"W 105.65 feet; thence S24°35'21"W 164.23 feet; thence S25°19'34"E 223.28 feet; thence S46°23'15"W 136.99 feet; thence N46°09'23"W 211.51 feet; thence N53°09'55"W 213.68 feet; thence N84°28'54"W 275.45 feet; thence N88°23'21"W 217.83 feet; thence S88°50'38"W 147.00 feet; thence S56°41'44"W 231.10 feet; thence S67°28'42"W 147.80 feet; thence S65°14'32"W 231.12 feet; thence N52°28'53"W 186.43 feet; thence N45°46'29"W 114.35 feet; thence N20°45'59"W 184.95 feet; thence N17°39'34"E 178.13 feet; thence N17°13'23"E 137.64 feet; thence N23°00'45"W 133.85 feet; thence N59°09'48"W 128.78 feet; thence N41°52'03"W 164.83 feet; thence N58°05'21"W 225.28 feet; thence N77°53'55"W 273.49 feet to the Point of Ending, being on the west line of said Section 5, S01°22'14"W 946.80 feet from the NW Corner of said Section 5.

TOGETHER with an easement 50 feet wide along the entire north side of the northeast quarter of the northeast quarter, of

Section 6, T29N, R7W, said easement for the purpose of ingress and egress.

SUBJECT to an easement for the purpose of improving the view and aesthetic qualities of the property excepted from item 11 above. Said easement is for the purpose of removing brush and trees by mutual agreement, from the following described property: The W1/2 of the NW1/4 of the SW1/4 of Section 32, T30N, R7W, and the N1/2 of the W1/2 of the S1/2 of the SW1/4 of Section 32, T30N, R7W.

SUBJECT to an easement to Consumers Power Company over the SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of Section 32, T30N, R7W on a route as set forth in Liber 191 on Page 388.

SUBJECT to an easement and right of way in favor of Consumers Power Co. as set forth in Liber 142, Pages 373 and 374 over the following route: In an easterly and westerly direction on, over, and across the SW1/4 of the NW1/4 of Section 32, T30N, R7W.

SUBJECT to an easement and right of way in favor of Consumers Power Co. across the S1/2 of the N1/2 of the W3/4 of Section 32, T30N, R7W, lying south of the County Road known as Schoolcraft Road as set forth in instrument recorded in Liber 219, Page 257.

SUBJECT to riparian rights of others in and to Lake Bellaire as to parcel number 12 above.

SUBJECT to a right of way in favor of General Telephone Co. of Michigan across the E1/2 of the NE1/4 of the SW1/4 of Section 32, also across the W1/2 of the SE1/4, also across the SE1/4 of the SE1/4, excepting the north 300 feet thereof, also further excepting the Plat of East Pointe, all in Section 32, T30N, R7W, Kearney Township, Antrim County, Michigan as set forth in instrument recorded in Liber 212, Page 23.

SUBJECT to rights of ingress and egress for property owners of contiguous and surrounded property over existing and future private roadways.

SUBJECT to an easement for ingress and egress to lands in the SW1/4 of Section 32, T30N, R7W, being 66 feet wide 33.0 feet each side of the following described line: Commencing at the W1/4 Corner of Section 32, T30N, R7W, Kearney Township, Antrim County, Michigan; thence S57°41'35"E 1625.45 feet to the Point of Beginning; thence S75°47'29"E 247.67 feet; thence S46°21'41"E 237.92 feet; thence S23°14'38"E 101.97 feet; thence S05°40'23"E 133.54 feet; thence S24°17'44"E 48.49 feet; thence S43°08'21"E 103.02 feet; thence S59°36'44"E 101.14 feet; thence 222.99 feet along the arc of a circular curve concave to the north, radius 243.49 feet, chord bearing S85°50'53"E 215.28 feet; thence N67°54'58"E 36.96 feet; thence N05°38'21"E 299.79 feet; thence N29°51'39"E 172.28 feet to an intersection with Shanty Creek Road and the Point of Ending.

ALSO SUBJECT to other easements or restrictions of record, if any.

EXHIBIT "B"

In the Township of Kearney, Antrim County, Michigan; Commencing at the West 1/4 corner of Section 32, Town 30 North, Range 7 West; thence South 44°10'25" East 910.38 feet; thence North 40°40'45" East 186.12 feet; thence South 87°32'15" East 217.98 feet; thence South 40°59'39" East 238.51 feet; thence South 55°30'46" East 155.21 feet to the point of beginning of this description; thence South 55°30'46" East 140.68 feet; thence South 3°12'36" East 194.58 feet; thence South 67°36'06" West 204.49 feet; thence North 10°01'37" East 357.31 feet to the point of beginning.

In the Township of Kearney, Antrim County, Michigan; Commencing at the West 1/4 corner of Section 32, Town 30 North, Range 7 West; thence South 44°10'25" East 910.38 feet to the beginning of this description; thence North 40°40'45" East 186.12 feet; thence South 87°32'15" East 217.98 feet; thence South 40°59'39" East 100.00 feet; thence South 40°39'20" West 594.95 feet; thence North 11°34'19" West 187.02 feet; thence North 5°30'40" East 212.82 feet to the point of beginning.

In the Township of Kearney, Antrim County, Michigan; Commencing at the West 1/4 corner of Section 32, Town 30 North, Range 7 West; thence South 59°43'34" East 1862.88 feet; thence South 46°21'41" East 237.92 feet; thence South 23°14'38" East 101.92 feet; thence South 5°40'23" East 133.54 feet; thence South 24°17'44" East 48.49 feet; thence South 43°08'21" East 89.81 feet to the point of beginning of this description; thence South 45° West 215.00 feet; thence North 86°40' West 290.00 feet; thence North 33° West 220.00 feet; thence North 80°29'42" East 240.00 feet; thence South 46°12'45" East 131.12 feet; thence North 89°33'43" East 230.00 feet to the point of beginning.

In the Township of Kearney, Antrim County, Michigan; Commencing at the Southeast corner of Section 32, Town 30 North, Range 7 West; thence North 65°20' West 2934.72 feet to a concrete monument on the North line of Deskin Drive at its Westernmost end as recorded in the plat of East Pointe; thence South 17°34'50" West 199.17 feet to the point of beginning of this description; thence South 54°53'53" East 128.88 feet; thence South 35° West 85.64 feet; thence North 86°33'53" West 113.89 feet; thence North 2°13'55" West 90.00 feet; thence North 52°01'18" East 77.22 feet to the point of beginning; being a part of the South half of Section 32, Town 30 North, Range 7 West.