

STATE BAR OF WISCONSIN FORM 2 - 1998
WARRANTY DEED

Document Number

14 DOC# 276236

Recorded
JULY 26, 2002 AT 10:30AM

This Deed, made between Secluded Land Company, LLC, a
Wisconsin limited liability company

Grantor,
and Paul R. Elliott and Tonya J. Cook Elliott, husband and
wife as survivorship marital property

CRAWFORD COUNTY WISCONSIN
REGISTER OF DEEDS OFFICE
CHERYL E OLSON REGISTER
Fee Amount: \$19.00
Transfer fee: \$375.00

Grantee.
Grantor, for a valuable consideration, conveys and warrants to Grantee the following
described real estate in Crawford County, State of Wisconsin:

Recording Area

Name and Return Address

Secluded Land Company, LLC
P.O. Box 10
DeSoto, WI 54624

See attached Addendum A for legal description
and protective covenants.

Pt: 12-008-1303-0000 & 1309-0000

Parcel Identification Number (PIN)

This is not homestead property.
~~is~~ (is not)

This is non-marital property
for James W. Smith

Grantor hereby transfers all interests in minerals, if any, it may have in the
subject property.

Exceptions to warranties:

Municipal and zoning ordinances, any recorded easements, recorded
building and use restrictions and covenants, general taxes levied
in the year of closing, and any liens or encumbrances created
by the Grantee.

Dated this 19th day of July 2002.

Secluded Land Company, LLC by:

(SEAL)

(SEAL)

James W. Smith, Sole Managing Member

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) James W. Smith

authenticated this 6th day of June 2002

John P. Ebben

* John P. Ebben, Attorney

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Attorney John P. Ebben

ACKNOWLEDGMENT

State of Wisconsin.

County.

ss.

Personally came before me this _____ day of _____
the above named

to
me known to be the person _____ who executed the foregoing
instrument and acknowledge the same.

Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date: _____)

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

(D) Grand Vista-44.45 11s

* Names of persons signing in any capacity must be typed or printed below their signature.

WARRANTY DEED SDD-323

STATE BAR OF WISCONSIN
FORM No. 2 - 1998

Wisconsin Legal Blank Co., Inc.
Milwaukee, Wis.

**LEGAL DESCRIPTION
GRAND VISTA
(LOT 44)**

Lot 44 of Crawford County Certified Survey Map No. 931 recorded at the Office of the Crawford County Register of Deeds on November 28, 2001 in Volume 8 of Certified Surveys on Pages 5-6B as Document No. 272636. Located in the SE¼ of the NW¼, and the SW¼ of the NE¼, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Along with an undivided interest in that certain private road shown as Outlot 1 of Crawford County Certified Survey Map No. 930, Volume 7 of Certified Surveys, Pages 104, 104A, 104B & 104C as Document No. 271331 as shown on said Certified Survey Map. Said private road shall be used for ungated and uninterrupted vehicular and pedestrian ingress and egress and for utility purposes.

Along with an undivided interest in the following-described "Common Area A": A parcel of land located in the Northwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Northwest Quarter of Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin, bound by the following described line: Commencing at the Northwest Corner of Section 26, T11N, R7W said point being the Point of Beginning of this description; Thence N89°59'45"E, 1516.19 Feet along the north line of the Northwest Quarter of said Section 26 to the northwest corner of Lot 1, Crawford County C.S.M. No. 940; Thence S40°23'34"E, 404.40 Feet to the southwest corner of said Lot 1; Thence S48°04'44"E, 412.53 Feet to the southwest corner of Lot 2, Crawford County C.S.M. No. 940; Thence S32°67'01"W, 116.64 Feet to the northeast corner of Lot 6, Crawford County C.S.M. No. 941; Thence N87°17'02"W, 219.57 Feet to the northwest corner of said Lot 6; Thence N72°20'03"W, 295.29 Feet to the northeast corner of Lot 6, Crawford County C.S.M. No. 942; Thence S89°23'06"W, 265.49 Feet to the northwest corner of said Lot 6; Thence S81°23'17"W, 322.24 Feet to the northwest corner of Lot 8, Crawford County C.S.M. No. 942; Thence S21°02'16"E, 153.83 Feet to the southwest corner of said Lot 9; Thence S17°42'28"E, 136.04 Feet to Lot 13, Crawford County C.S.M. No. 943; Thence N86°44'17"W, 212.97 Feet to the northwest corner of said Lot 13; Thence S53°04'51"W, 257.05 Feet to the northwest corner of Lot 14, Crawford County C.S.M. No. 943; Thence S11°00'30"W, 151.68 Feet to the northeast corner of Lot 17, Crawford County C.S.M. No. 944; Thence N64°43'20"W, 380.22 Feet to the northwest corner of said Lot 17; Thence N32°54'01"W, 438.76 Feet to the northwest corner of Lot 18, Crawford County C.S.M. No. 944, and the west line of the Northwest Quarter of said Section 26; Thence N00°47'06"W, 660.54 Feet along the west line of the Northwest Quarter of said Section 26 to the Point of Beginning. Said parcel contains 33.57 acres, more or less.

Along with a non-exclusive 33 Feet Wide Private Access Easement located in the Northeast Quarter of the Northwest Quarter of Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin, described as follows: Commencing at the North Quarter Corner of Section 26, T11N, R7W; Thence S01°07'46"E, 923.84 Feet along the east line of the Northwest Quarter of said section 26; Thence N90°00'00"W, 66.00 Feet to the centerline of a private roadway and a lot corner on Lot 3, Crawford County C.S.M. No. 940 and the Point of Beginning of a 33 feet wide private access easement being 16.6 feet wide each side of the following described line: Thence N36°31'42"W, 162.80 Feet along the south line of said Lot 3, and the north line of Lot 4, Crawford County C.S.M. No. 941; Thence N69°45'10"W, 87.12 Feet along the south line of said Lot 3, and north line of said Lot 4; Thence N18°51'18"E, 175.92 Feet; Thence N02°37'20"W, 39.61 Feet; Thence N28°14'42"E, 89.19 Feet; Thence N09°47'34"E, 42.86 Feet; Thence N02°38'57"E, 92.00 Feet; Thence N63°42'52"W, 15.29 Feet; Thence N77°55'01"W, 28.31 Feet; Thence S76°46'27"W, 143.65 Feet; Thence S51°59'01"W, 206.37 Feet; Thence S79°03'41"W, 149.60 Feet to the west line of Lot 2, Crawford County C.S.M. No. 940 and the end of said 33 Feet wide private access easement. Said private access easement shall be used for ungated and uninterrupted equestrian and pedestrian ingress and egress and for utility purposes.

Subject to a 30' wide building setback as shown on the above-referenced Crawford County Certified Survey Map.

This property is subject to the Grand Vista Owners' Association Declaration, Provisions and Rules as recorded on June 7, 2002 at the Crawford County Register of Deeds Office as Document No. 275312.

The above-described property is further subject to the following:

PROTECTIVE COVENANTS

1. The Grantees agree that no "single-wide" mobile homes or buses shall be placed upon the premises herein conveyed. Single-wide mobile homes include any and all trailers or structures previously licensed or titled for road use; and trailers or structures with wheels and/or axles attached at any time, including all trailers and structures commonly known as single-wide mobile homes, whether placed on a foundation or not.
2. Campers are not permitted unless attended within a 48-hour period.
3. The Grantees shall not permit unregistered or abandoned vehicles, trash, or junk to remain on said premises.
4. No tar paper siding or tar shingle siding is allowed on any structure placed on the premises.
5. All structures erected shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.
6. The main residential structure(s) must have a minimum of 1,000 square feet of living space.
7. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.

8. The land is restricted against commercial timbering and commercialization.
9. Purchasers from Declarant, their heirs, successors and/or assigns are prohibited from placing advertising signs of any nature, including "For Sale" signs upon the premises.
10. The foregoing protective covenants may be superseded by previously recorded restrictive covenants, or by local and county zoning regulations.
11. The foregoing protective covenants may be amended, subject to the following: a) Such amendment shall be in writing; b) The amendment must be approved in writing by the owners of a two-thirds majority of the parcels in the subdivision; c) The amendment shall be recorded.
12. The foregoing protective covenants shall run with the land and shall be binding on the Grantee(s), their heirs, successors and/or assigns.
13. The Grantees understand that they have standing to sue for enforcement of the foregoing protective covenants. Enforcement is primarily Grantee responsibility after half of the parcels offered for sale by Grantor in this project have been sold.
14. In the event any portion of the foregoing protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

(D)GV#44 (revised 6/12/02)
6.62 Acres
PC-2C(3/28/02)

**LEGAL DESCRIPTION
GRAND VISTA
(LOT 45)**

Lot 45 of Crawford County Certified Survey Map No. 961 recorded at the Office of the Crawford County Register of Deeds on November 28, 2001 in Volume 8 of Certified Surveys on Pages 5-5B as Document No. 272636. Located in the SE¼ of the NW¼, and the SW¼ of the NE¼, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Along with an undivided interest in that certain private road shown as Outlot 1 of Crawford County Certified Survey Map No. 930, Volume 7 of Certified Surveys, Pages 104, 104A, 104B & 104C as Document No. 271331 as shown on said Certified Survey Map. Said private road shall be used for ungated and uninterrupted vehicular and pedestrian ingress and egress and for utility purposes.

Along with an undivided interest in the following-described "Common Area A": A parcel of land located in the Northwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Northwest Quarter of Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin, bound by the following described line: Commencing at the Northwest Corner of Section 26, T11N, R7W said point being the Point of Beginning of this description; Thence N89°59'45"E, 1516.19 Feet along the north line of the Northwest Quarter of said Section 26 to the northwest corner of Lot 1, Crawford County C.S.M. No. 940; Thence S40°23'34"E, 404.40 Feet to the southwest corner of said Lot 1; Thence S49°04'44"E, 412.53 Feet to the southwest corner of Lot 2, Crawford County C.S.M. No. 940; Thence S32°57'01"W, 116.64 Feet to the northeast corner of Lot 5, Crawford County C.S.M. No. 941; Thence N87°17'02"W, 219.57 Feet to the northwest corner of said Lot 5; Thence N72°20'03"W, 295.29 Feet to the northeast corner of Lot 8, Crawford County C.S.M. No. 942; Thence S89°23'06"W, 265.49 Feet to the northwest corner of said Lot 8; Thence S81°23'17"W, 322.24 Feet to the northwest corner of Lot 9, Crawford County C.S.M. No. 942; Thence S21°02'16"E, 153.63 Feet to the southwest corner of said Lot 9; Thence S17°42'28"E, 136.04 Feet to Lot 13, Crawford County C.S.M. No. 943; Thence N86°44'17"W, 212.97 Feet to the northwest corner of said Lot 13; Thence S53°04'51"W, 257.05 Feet to the northwest corner of Lot 14, Crawford County C.S.M. No. 943; Thence S11°00'30"W, 151.68 Feet to the northeast corner of Lot 17, Crawford County C.S.M. No. 944; Thence N64°43'20"W, 380.22 Feet to the northwest corner of said Lot 17; Thence N32°54'01"W, 438.76 Feet to the northwest corner of Lot 18, Crawford County C.S.M. No. 944, and the west line of the Northwest Quarter of said Section 26; Thence N00°47'08"W, 660.54 Feet along the west line of the Northwest Quarter of said Section 26 to the Point of Beginning. Said parcel contains 39.57 acres, more or less.

Along with a non-exclusive 33 Feet Wide Private Access Easement located in the Northeast Quarter of the Northwest Quarter of Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin, described as follows: Commencing at the North Quarter Corner of Section 26, T11N, R7W; Thence S01°07'46"E, 923.84 Feet along the east line of the Northwest Quarter of said section 26; Thence N80°00'00"W, 66.00 Feet to the centerline of a private roadway and a lot corner on Lot 3, Crawford County C.S.M. No. 940 and the Point of Beginning of a 33 feet wide private access easement being 16.5 feet wide each side of the following described line: Thence N38°31'42"W, 152.80 Feet along the south line of said Lot 3, and the north line of Lot 4, Crawford County C.S.M. No. 941; Thence N89°46'10"W, 67.12 Feet along the south line of said Lot 3, and north line of said Lot 4; Thence N15°51'18"E, 175.92 Feet; Thence N02°37'20"W, 39.61 Feet; Thence N28°14'42"E, 89.19 Feet; Thence N09°47'34"E, 42.86 Feet; Thence N02°38'57"E, 92.00 Feet; Thence N53°42'52"W, 15.29 Feet; Thence N77°55'01"W, 28.31 Feet; Thence S76°48'27"W, 143.65 Feet; Thence S81°58'01"W, 206.37 Feet; Thence S79°03'41"W, 149.60 Feet to the west line of Lot 2, Crawford County C.S.M. No. 940 and the end of said 33 Feet wide private access easement. Said private access easement shall be used for ungated and uninterrupted equestrian and pedestrian ingress and egress and for utility purposes.

Also, along with an undivided 1/5th Interest in Outlot 3 as shown on Crawford County C.S.M. #952; recorded at the Crawford County Register of Deeds on November 28, 2001 in Vol. 8, Pages 6, 6A & 6B as Document No. 272637.

Subject to a 30' wide building setback as shown on the above-referenced Crawford County Certified Survey Map.

This property is subject to the Grand Vista Owners' Association Declaration, Provisions and Rules as recorded on June 7, 2002 at the Crawford County Register of Deeds Office as Document No. 275612.

The above-described property is further subject to the following:

PROTECTIVE COVENANTS

1. The Grantees agree that no "single-wide" mobile homes or buses shall be placed upon the premises herein conveyed. Single-wide mobile homes include any and all trailers or structures previously licensed or titled for road use; and trailers or structures with wheels and/or axles attached at any time, including all trailers and structures commonly known as single-wide mobile homes, whether placed on a foundation or not.
2. Campers are not permitted unless attended within a 48-hour period.
3. The Grantees shall not permit unregistered or abandoned vehicles, trash, or junk to remain on said premises.
4. No tar paper siding or tar shingle siding is allowed on any structure placed on the premises.
5. All structures erected shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.
6. The main residential structure(s) must have a minimum of 1,000 square feet of living space.
7. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.
8. The land is restricted against commercial timbering and commercialization.
9. Purchasers from Declarant, their heirs, successors and/or assigns are prohibited from placing advertising signs of any nature, including "For Sale" signs upon the premises.

10. The foregoing protective covenants may be superseded by previously recorded restrictive covenants, or by local and county zoning regulations.
11. The foregoing protective covenants may be amended, subject to the following: a) Such amendment shall be in writing; b) The amendment must be approved in writing by the owners of a two-thirds majority of the parcels in the subdivision; c) The amendment shall be recorded.
12. The foregoing protective covenants shall run with the land and shall be binding on the Grantee(s), their heirs, successors and/or assigns.
13. The Grantees understand that they have standing to sue for enforcement of the foregoing protective covenants. Enforcement is primarily Grantees responsibility after half of the parcels offered for sale by Grantor in this project have been sold.
14. In the event any portion of the foregoing protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

(D)GV#46(revised 6/12/02)
8.17 Acres
PC-2C(3/29/02)

27133

131731
DO#



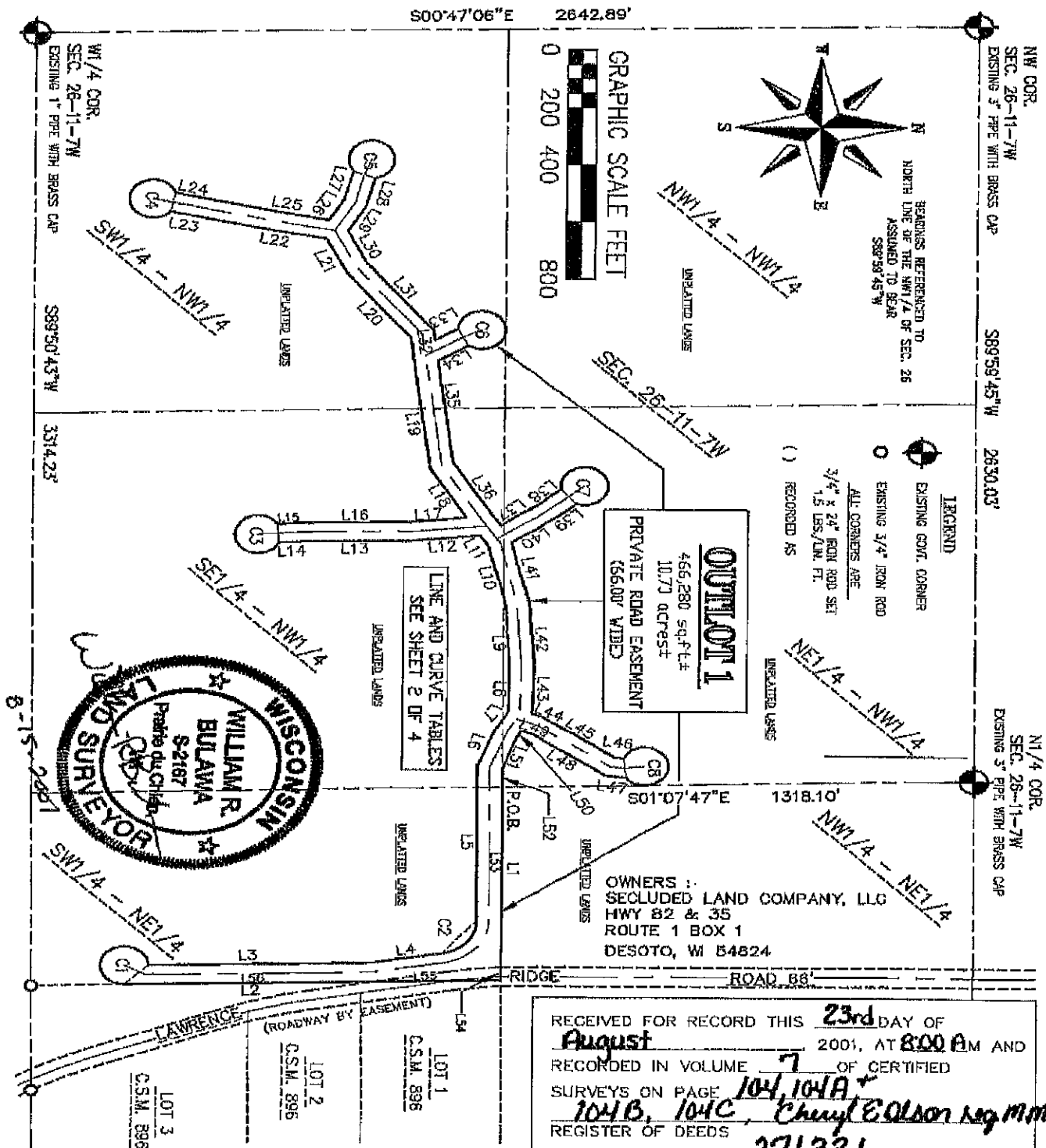
VIERBICHER

Committed to Quality Service Since 1976

114 W. BLACKHAWK AVE. - P.O. BOX 542 - PRAIRIE DU CHIEN, W 53821 - 608-328-1051

CRAWFORD COUNTY CERTIFIED SURVEY MAP NO. 930

LOCATED IN THE NE1/4 OF THE NW1/4, AND THE SW1/4 OF THE NW1/4, AND THE SE1/4 OF THE NW1/4, AND THE SW1/4 OF THE NE1/4, ALL IN SECTION 26, T11N, R7W, TOWN OF FREEMAN, CRAWFORD COUNTY, WISCONSIN.



SHEET 1 OF 4

THIS INSTRUMENT DRAFTED BY WILLIAM R. BULAWA

RECEIVED FOR RECORD THIS 23rd DAY OF
August 2001, AT 8:00 AM AND
RECORDED IN VOLUME 7 OF CERTIFIED
SURVEYS ON PAGE 104, 104A +
104B, 104C, Cheryl E. Olson Reg. M.
REGISTER OF DEEDS
DOCUMENT NUMBER 271331

104

104

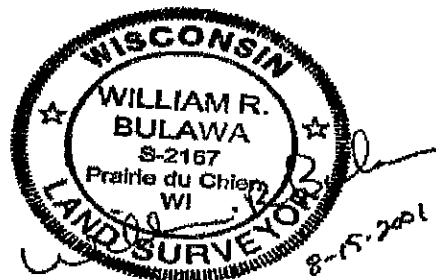
CRAWFORD COUNTY CERTIFIED SURVEY MAP NO. 930

LINE TABLE								
LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N89°57'15"E	674.20'	L21	S63°40'52"W	130.41'	L41	N76°30'31"E	209.37'
L2	S00°52'47"E	1057.30'	L22	S11°02'48"W	152.47'	L42	N86°20'12"E	238.73'
L3	N00°52'47"W	632.14'	L23	S12°43'25"W	298.22'	L43	S88°14'05"E	154.75'
L4	N09°37'57"W	198.32'	L24	N12°43'25"E	297.25'	L44	N24°08'13"E	36.79'
L5	S89°57'15"W	541.13'	L25	N11°02'48"E	144.49'	L45	N34°56'31"E	236.35'
L6	N69°17'14"W	133.07'	L26	N59°28'18"W	85.39'	L46	N08°59'28"E	25.43'
L7	N59°08'27"W	67.50'	L27	N75°54'45"W	100.04'	L47	S08°59'28"W	59.74'
L8	N88°14'05"W	150.43'	L28	S75°54'45"E	101.05'	L48	S34°56'31"W	245.33'
L9	S86°20'12"W	229.93'	L29	S59°28'18"E	100.40'	L49	S24°08'13"W	30.52'
L10	S76°30'31"W	202.78'	L30	N63°40'52"E	121.49'	L50	S39°08'27"E	27.14'
L11	S58°32'53"W	44.16'	L31	N50°55'28"E	303.28'	L51	S69°17'14"E	115.12'
L12	S06°40'40"E	195.15'	L32	N82°43'53"E	33.67'	L52	N89°57'15"E	64.02'
L13	S00°29'22"E	304.95'	L33	N31°13'23"W	75.40'	L53	N89°57'15"E	626.74'
L14	S03°28'34"E	67.47'	L34	S31°13'23"E	100.01'	L54	N89°57'15"E	47.48"
L15	N03°28'34"W	69.19'	L35	N82°43'53"E	357.52'	L55	S00°52'47"E	353.10'
L16	N00°29'22"W	303.68'	L36	N58°32'53"E	255.58'	L56	S00°52'47"E	704.20'
L17	N06°40'40"W	160.29'	L37	N35°18'31"W	135.89'			
L18	S58°32'53"W	199.15'	L38	N40°34'50"W	72.33'			
L19	S82°43'53"W	458.75'	L39	S40°34'50"E	75.37'			
L20	S50°55'28"W	291.85'	L40	S35°18'31"E	146.32'			

CURVE TABLE								
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CB	CHORD	TB	TB
C1	269°06'50"	66.00'	310.00'	87.03'	N45°26'36"W	94.06'	S00°00'01"E	S89°06'49"W
C2	80°24'48"	117.00'	164.21'	98.90'	N49°50'21"W	151.06'	N09°37'57"W	S89°57'15"W
C3	300°00'00"	66.00'	345.58'	38.11'	S86°31'26"W	66.00'	S63°28'34"E	S56°31'26"W
C4	300°00'00"	66.00'	345.58'	38.11'	N77°16'35"W	66.00'	S47°16'35"E	S72°43'25"W
C5	299°27'00"	66.00'	344.84'	38.53'	N21°26'44"E	66.55'	S51°43'14"W	N08°49'46"W
C6	299°49'54"	66.00'	345.38'	38.23'	N62°51'46"E	66.17'	N87°03'11"W	N32°46'43"E
C7	300°00'00"	66.00'	345.58'	38.11'	N49°25'10"E	66.00'	S79°25'10"W	N19°25'10"E
C8	297°16'00"	66.00'	342.43'	40.23'	N82°51'04"E	68.71'	N65°46'56"W	N51°29'04"E

SHEET 2 OF 4

THIS INSTRUMENT DRAFTED BY WILLIAM R. BULAWA



104-A

104-A

CRAWFORD COUNTY CERTIFIED SURVEY MAP 930

SURVEYOR'S CERTIFICATE

I, William R. Bulawa, Registered Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel located in the Northeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter, all in Section 26, T11N, R7W, Town of Freemam, Crawford County, Wisconsin, bound by the following described line:

Commencing at the North Quarter Corner of Section 26, T11N, R7W; Thence S01°07'47"E, 1318.10 Feet along the east line of the Northwest Quarter of said Section 26 to the Southeast Corner of the Northeast Quarter of the Northwest Quarter of said Section 26 and the Point of Beginning of this description; Thence N89°57'15"E, 674.20 Feet; Thence S00°52'47"E, 1057.30 Feet to the beginning of a curve; Thence 310.00 Feet along the arc of a curve to the right, radius of 66.00 Feet, central angle of 269°06'50", (the chord of which bears N45°26'36"W, 94.06 Feet to the end of said curve; Thence N00°52'47"W, 632.14 Feet; Thence N09°37'57"W, 198.32 Feet to the beginning of a curve; Thence Northwesterly, 164.21 Feet along the arc of a curve to the left, radius of 117.00 Feet, central angle of 80°24'48", (the chord of which bears N49°50'21"W, 151.06 Feet) to the end of said curve; Thence S89°57'15"W, 541.13 Feet; Thence N69°17'14"W, 133.07 Feet; Thence N59°08'27"W, 67.50 Feet; Thence N88°14'05"W, 150.43 Feet; Thence S86°20'12"W, 229.93 Feet; Thence S76°30'31"W, 202.78 Feet; Thence S58°32'53"W, 44.16 Feet; Thence S05°40'40"E, 195.15 Feet; Thence S00°29'22"E, 304.95 Feet; Thence S03°28'34"E, 67.47 Feet to the beginning of a curve; Thence 345.58 Feet along the arc of a curve to the right, radius of 66.00 Feet, central angle of 300°00'00", (the chord of which bears S86°31'26"W, 66.00 Feet) to the end of said curve; Thence N03°28'34"W, 69.19 Feet; Thence N00°29'22"W, 303.68 Feet; Thence N05°40'40"W, 160.29 Feet; Thence S58°32'53"W, 199.15 Feet; Thence S82°43'53"W, 458.75 Feet; Thence S50°55'26"W, 291.85 Feet; Thence S63°40'52"W, 130.41 Feet; Thence S11°02'48"W, 152.47 Feet; Thence S12°43'25"W, 298.22 Feet to the beginning of a curve; Thence 345.58 Feet along the arc of a curve to the right, radius of 66.00 Feet, central angle of 300°00'00", (the chord of which bears N77°16'35"W, 66.00 Feet) to the end of said curve; Thence N12°43'25"E, 297.25 Feet; Thence N11°02'48"E, 144.49 Feet; Thence N59°28'18"W, 85.39 Feet; Thence N75°54'45"W, 100.04 Feet to the beginning of a curve; Thence 344.94 Feet along the arc of a curve to the right, radius of 66.00 Feet, central angle of 299°27'00", (the chord of which bears N21°26'44"E, 66.55 Feet) to the end of said curve; Thence S75°54'45"E, 101.05 Feet; Thence S59°28'18"E, 100.40 Feet; Thence N63°40'52"E, 121.49 Feet; Thence N50°55'26"E, 303.28 Feet; Thence N82°43'53"E, 33.67 Feet; Thence N31°13'23"W, 75.40 Feet to the beginning of a curve; Thence 345.38 Feet along the arc of a curve to the right, radius of 66.00 Feet, central angle of 299°49'54", (the chord of which bears N62°51'46"E, 66.17 Feet) to the end of said curve; Thence S31°13'23"E, 100.01 Feet; Thence N82°43'53"E, 357.52 Feet; Thence N58°32'53"E, 255.58 Feet; Thence N35°18'31"W, 135.89 Feet; Thence N40°34'50"W, 72.33 Feet to the beginning of a curve; Thence 345.58 Feet along the arc of a curve to the right, radius of 66.00 Feet, central angle of 300°00'00", (the chord of which bears N49°25'10"E, 66.00 Feet) to the end of said curve; Thence S40°34'50"E, 75.37 Feet; Thence S35°18'31"E, 146.32 Feet; Thence N76°30'31"E, 209.37 Feet; Thence N86°20'12"E, 238.73 Feet; Thence S88°14'05"E, 154.75 Feet; Thence N24°09'13"E, 36.79 Feet; Thence N34°56'31"E, 236.35 Feet; Thence N08°59'28"E, 25.43 Feet to the beginning of a curve; Thence 342.43 Feet along the arc of a curve to the right, radius of 66.00 Feet, central angle of 297°16'00", (the chord of which bears N82°51'04"E, 68.71 Feet) to the end of said curve; Thence S08°59'28"W, 59.74 Feet; Thence S34°56'31"W, 245.33 Feet; Thence S24°09'13"W, 30.52 Feet; Thence S59°08'27"E, 27.14 Feet; Thence S69°17'14"E, 115.12 Feet; Thence N89°57'15"E, 64.02 Feet to the Point of Beginning.

Containing 10.70 acres more or less.

That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.

That I have made such survey, land division and plat by the direction of James W. Smith of Secluded Land Company, LLC, owners of said land, according to the description furnished.

That I have fully complied with the requirements of Chapter 236.34 of the Wisconsin State Statutes, the Crawford County Subdivision Regulations.

Dated this 15th day of August, 2001.

William R. Bulawa
William R. Bulawa RLS-2167
Vierbicher Associates, Inc.
P.O. Box 542
Prairie du Chien, WI 53821

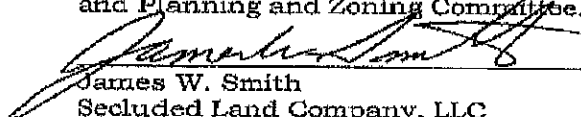


CRAWFORD COUNTY CERTIFIED SURVEY MAP

930

OWNER'S CERTIFICATE

As owner, I hereby certify that we caused the land described on this certified survey to be surveyed, divided, mapped as represented on the map. We also certify that the certified survey is to be submitted to the following for approval or objection: Crawford County Land Conservation, and Planning and Zoning Committee.


James W. Smith
Secluded Land Company, LLC

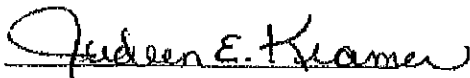
PRIVATE ROAD STATEMENT OF UNDERSTANDING

The undersigned developer hereby acknowledges the he has been advised and understands that those roads denominated as "Private on this Certified Survey Map are subject to the following provisions pursuant to Section 18.08(4)(a)3 of subdivision ordinances of Crawford County, Wisconsin: (1) That the road is private and that the County, Town, or governing body is not responsible for construction or maintenance of such road. (2) That the maintenance and care of the road is the responsibility of the subdivider or future buyers of the land within the subdivision. (3) That if quality, accessibility, maintenance and care of the road is not provided, emergency vehicle and school bus service may be impeded or interrupted.

8/24/01
Date 
James W. Smith
Secluded Land Company, LLC

State of Wisconsin)
Vernon County)

Personally came before me this 20th day of August, 2001, of the above named, James W. Smith to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

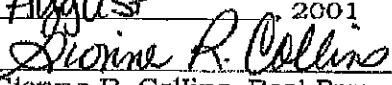

Judene E. Kramer

Notary Public, Vernon, Wisconsin

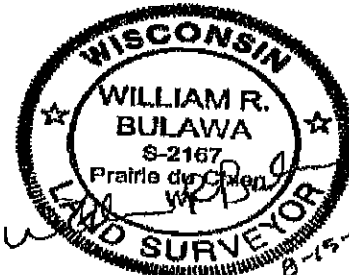
My commission expires 1-30-2005.

CRAWFORD COUNTY TAX LISTER APPROVAL

Approved for recording by the Crawford County Real Property Lister on this 22nd day of

August 2001

Glorine R. Collins, Real Property Lister

SHEET 4 OF 4



DOC# 271331

104C

104C

**GRAND VISTA OWNERS' ASSOCIATION
DECLARATION, PROVISIONS AND RULES**

44c
DOC# 275612

Recorded
JUNE 07, 2002 AT 10:00AM

CRAWFORD COUNTY WISCONSIN
REGISTER OF DEEDS OFFICE
CHERYL E OLSON REGISTER
Fee Amount: \$31.00

This Declaration, made this 10th day of May, 2002, by Secluded Land Company, a Wisconsin Limited Liability Company (hereinafter referred to as "Declarant"),

WITNESSETH:

WHEREAS, Secluded Land Company, LLC is the Owner of Real Property legally described as follows:

See attached Exhibit A.

Said real property owned by Secluded Land Company, LLC, shall hereafter be referred to as the "Property".

Return To:
Secluded Land Company, LLC
P.O. Box 10
DeSoto, WI 54624

12-008-1303-0000; 12-008-1306-0000
12-008-1307-0000
12-008-1308-0000
and 12-008-1309-0000

PIN Identification Number(s)

WHEREAS, Declarant desires to preserve the natural beauty of the Property, to ensure the most appropriate development and improvement of the Property, to provide for the maintenance of those certain private roadways and common area located on the Property, and to this end desires to subject aforesaid Property to the provisions and rules as hereinafter set forth.

NOW THEREFORE, Declarant does hereby give notice to all future purchasers, their successors or assigns of any portion of the Property hereinbefore described and whosoever it may concern that the Property is subject to the following provisions and rules which will inure to the benefit of and pass with the Property, and any portion thereof, and shall apply to and bind each successor in interest, and any owner thereof.

1. PURPOSE AND MEMBERSHIP

The Grand Vista Owners' Association (hereinafter the "Association") is organized for the purpose of maintaining, preserving, supervising, and regulating use of:

- 1) Those certain private roadway easement areas shown on Exhibit B.
- 2) That certain common area described on Exhibit C.

Each person or group of persons who own(s) a 100% interest in a particular parcel of land located within the Property shall be a voting member of the Grand Vista Owners Association; but each separate parcel of land shall be entitled to one, and only one, vote in the Association. Each member shall be responsible for ensuring that his or her guests or invitees are aware of and abide by the terms of this Declaration. For a period of five years from the date of this Declaration, Declarant reserves the right in its sole discretion to amend this Declaration.

2. GRANT OF EASEMENTS

Declarant does hereby grant to each member of the Association and his or her invitees non-exclusive rights of ingress and egress over those certain private roadways and common area described on attached Exhibits B and C in a manner to be determined by the Association pursuant to the provisions established herein. The Association may in its sole discretion restrict the use of particular easement areas when safety requires.

3. ANNUAL MEETING

Each calendar year during the month of September the Association shall hold an annual meeting, at a location within the State of Wisconsin or other location as determined and announced by the chairperson, at a date and time announced in writing at least fifteen (15) days in advance, by written notice to all members. Parties sharing an ownership interest in one parcel of land shall only be entitled to one written notice, addressed to their designated spokesperson. At the annual meeting, the following shall be discussed:

- a) Immediate maintenance needs for the roadways and/or common area.
- b) Problems with use, access, condition, etc. presently existing.
- c) Road maintenance and plowing arrangements for the winter and spring seasons.
- d) Appropriate fees to be levied and collected.
- e) Election of a Chairperson and Secretary/Treasurer for the period ending with the next annual meeting, by majority vote of members attending.
- f) Such other relevant business as may be discussed or proposed, including any necessary rules or regulations.

4. BUDGET AND FEES

Pursuant to the foregoing Paragraph (3), the Association shall have the power to determine by majority vote of members attending the annual meeting, a budget and to determine appropriate fees to levy and collect as and for anticipated maintenance and care expenses of the subject roadways and common area. The initial annual fee is \$70.00 per year per member. Each and every budget shall require the approval of a majority of the members attending the annual meeting. If a majority is unable to agree on a budget, then the highest total budget and levy agreed on by a majority shall become effective.

5. DUTIES OF CHAIRPERSON

The Chairperson must be a member, and preside over the annual meeting. The Chairperson shall be responsible for evaluating and implementing all care and maintenance activities, and shall be responsible for the day-to-day care and maintenance of the roadways and common area.

Decisions and expenditures consistent with the budget and directives agreed upon at the annual meeting shall be made by the Chairperson with or without notice. An annual accounting, in writing, shall be provided to all members of the Association by the Chairperson at least fifteen (15) days in advance of the annual meeting. Extraordinary, and non-budgeted expenditures, may be made only with the approval of the majority of the members. Emergency needs shall be dealt with reasonably, in the Chairperson's discretion. The Chairperson shall cause LOAD LIMITS to be posted on roadways as needed following the limits and time schedule used by the local township. The Declarant will act as interim Chairperson until two-thirds of the parcels in the Property are sold.

6. DUTIES OF THE SECRETARY/TREASURER

The Secretary/Treasurer must be a member of the Association, and shall serve from election until the next annual meeting. The Secretary/Treasurer shall keep and maintain notes, minutes of meetings, and all Association records. The Secretary/Treasurer shall levy and collect all fees, maintain an Association account,

and prepare and send notices as directed by the Chairperson. Actual expenditures shall be made by only the Chairperson.

7. INDEMNIFICATION OF ASSOCIATION OFFICERS

Each member, his or her heirs, administrators, successors and assigns, in consideration of each Association officer's services required herein, hereby releases and discharges each and every officer of the Association, his or her heirs, administrators, successors and/or assigns from all claims, demands, actions and causes of action of any sort, for any and all damages caused by said Association officer in the reasonable good faith performance of his or her duties under this Declaration.

8. LEVY AND COLLECTION OF FEES

The total annual budget amount approved shall be collected by levy upon all members. For each separate parcel of land a pro-rata fraction of the amount of the total budget shall be levied. The fraction of the total budget paid by each member may be adjusted to reflect a particular member's extraordinary use of the roadways and/or common area. All approved fees levied shall be paid in full to Secretary/Treasurer on or before November 15 of each calendar year. Any fees not paid within thirty (30) days after the due date shall accrue interest from the due date at the rate of twelve per cent (12%) per annum. Any unpaid fees may be collected by legal action, in the name of the Association, upon approval of a majority of members, and unpaid fees shall constitute a lien upon the property for which fees are delinquent. A decision to discontinue the maintenance of the roadways and/or common area shall occur only upon a unanimous vote of all members of the Association.

9. RESTRICTIVE COVENANTS, ASSIGNMENT AND SUCCESSION

The terms, covenants, conditions and restrictions of this Declaration constitute a restrictive covenant running with the land, along with any other rules and regulations approved by the Association. Upon conveyance or transfer of the ownership interest in a particular parcel of land, the membership, duties and

obligations arising hereunder shall automatically be conveyed, transferred and assigned to the new owner(s), who shall automatically succeed to the duties arising hereunder.

Declarant hereby gives notice to all purchasers, and their successors, of any portion of the Property and whosoever it may concern that the Property is subject to the covenants, conditions and restrictions on the attached Exhibit D which are for the benefit of and pass with the Property, and each and every parcel thereof, and shall apply to and bind each successor in interest and any owner thereof.

10. AUTOMATIC RENEWAL

If for any reason an Annual Meeting is not held in a given year, then the previous year's budget and terms of officers shall automatically be renewed and continued for another year. In addition to previous year's budget being continued, the previous year's maintenance schedule will also be continued.

11. AMENDMENT

This Declaration may be amended, pursuant to the provisions of Paragraph 1, or as follows:

- (a) Such amendment shall be in writing.
- (b) It shall be signed by the owners of a two-thirds majority of the parcels included in this Association.
- (c) The amendment shall be recorded at the Crawford County Register of Deeds Office.

12. LIABILITY FOR INJURIES ON ROADWAYS, COMMON AREAS AND LAKES

During the period this Association is in existence, each member, his or her heirs, administrators and assigns, in consideration of the Association's maintenance services hereby releases and discharges each and every other member of the Association, their heirs, administrators, successors and/or assigns from all claims, demands, actions and causes of action of any sort, for all personal injuries or property damage to themselves, their invitees, licensees or their personal property that are caused by conditions of those certain roadways and/or common area described on Exhibit B created by the Association in performance under this Declaration.

13. **INDIVIDUAL LIABILITY FOR ROADWAY DAMAGES**

The Association shall hold landowners individually responsible for damages caused by the landowners or their agents through improper or negligent use of the roadways and/or common area. Damages may be collected by special assessment and if unpaid, shall become a lien upon the property subject to foreclosure.

14. **REASONABLE CONSTRUCTION**


All provisions of the Declaration shall be reasonably construed so as to effectuate the intent and purposes of the Association; and this Declaration shall be binding upon the heirs, administrators, successors and assigns of all members.

ACKNOWLEDGMENT

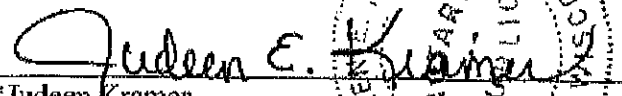
Secluded Land Company, LLC, By:

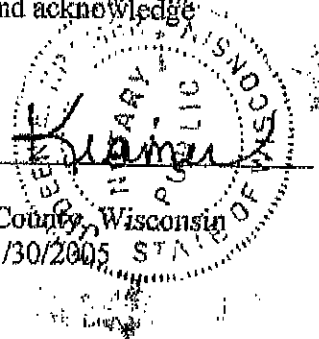
State of Wisconsin)

County of Vernon) ss


James W. Smith, Sole Managing Member

Personally came before me this 10th day of May, 2002 the above-named James W. Smith to me known to be the person who executed the foregoing instrument and acknowledge the same.


*Judeen Kramer
Notary Public - Crawford County, Wisconsin
My Commission expires: 1/30/2005



This Document was drafted by Secluded Land Company, LLC

Lots 1, 2, and 3 of Crawford County Certified Survey Map No. 940, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 114, 114A and 114B as Document No. 272625. Said Certified Survey Map being located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, All in section 26, T11N, R7W, Town of Freeman, Wisconsin.

Lots 4, 5, 6 and 7 of Crawford County Certified Survey Map No. 941, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 115, 115A and 115B as Document No. 272626. Said Certified Survey Map being located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, All in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 8, 9, 10, and 11 of Crawford County Certified Survey Map No. 942, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 116, 116A and 116B as Document No. 272627. Said Certified Survey Map being located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 12, 13, 14 and 15 of Crawford County Certified Survey Map No. 943, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 117, 117A and 117B as Document No. 272628. Said Certified Survey Map being located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930. All in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 16, 17, 18 and 19 of Crawford County Certified Survey Map No. 944, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 118, 118A and 118B as Document No. 272629. Said Certified Survey Map being located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 20, 21, 22 and 23 of Crawford County Certified Survey Map No. 945, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 119, 119A and 119B as Document No. 272630. Said Certified Survey Map being located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 24, 25, 26 and 27 of Crawford County Certified Survey Map No. 946, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 120, 120A and 120B as Document No. 272631. Said Certified Survey Map being located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and Government Lot 1, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 28, 29, 30 and 31 of Crawford County Certified Survey Map No. 947, recorded on November 28, 2001, in Volume 8 of Certified Survey Maps on Pages 1, 1A and 1B as Document No. 272632. Said Certified Survey Map being located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 32, 33, 34 and 35 of Crawford County Certified Survey Map No. 948, recorded on November 28, 2001 in Volume 8 of Certified Survey Maps Pages 2, 2A and 2B as Document No. 272633. Said Certified Survey Map being located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 36, 37, 38 and 39 of Crawford County Certified Survey Map No. 949, recorded on November 28, 2001 in Volume 8 of Certified Survey Maps Pages 3, 3A and 3B as Document No. 272634. Said Certified Survey Map being located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 40, 41, 42 and 43 of Crawford County Certified Survey Map No. 950, recorded on November 28, 2001, in Volume 8 of Certified Survey Maps Pages 4, 4A and 4B as Document No. 272635. Said Certified Survey Map being located in the NE ¼ of the NW ¼, and the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County.

Lots 44 and 45 of Crawford County Certified Survey Map No. 951, recorded on November 28, 2001, in Volume 8 of Certified Survey Maps Pages 5, 5A and 5B as Document No. 272636. Said Certified Survey Map being located in the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County.

Lots 46 and 47 of Crawford County Certified Survey Map No. 952, recorded on November 28, 2001, in Volume 8 of Certified Survey Maps Pages 6, 6A and 6B as Document No. 272637. Said Certified Survey Map being located in the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County.

Outlot 1 of Crawford County Certified Survey Map No. 930, recorded on August 23, 2001, in Volume 7 of Certified Survey Maps Pages 104, 104A, 104B and 104C as Document No. 271331. Said Certified Survey Map being located in the NE ¼ of the NW ¼, and the SW ¼ of the NW ¼, and the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Common Area A described as follows: A parcel of land located in the Northwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Northwest Quarter of Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin, bound by the following described line: Commencing at the Northwest Corner of Section 26, T11N, R7W said point being the Point of Beginning of this description; Thence N89°59'45"E, 1516.19 Feet along the north line of the Northwest Quarter of said Section 26 to the northwest corner of Lot 1, Crawford County C.S.M. No. 940; Thence S40°23'34"E, 404.40 Feet to the southwest corner of said Lot 1; Thence S49°04'44"E, 412.53 Feet to the southwest corner of Lot 2, Crawford County C.S.M. No. 940; Thence S32°57'01"W, 116.64 Feet to the northeast corner of Lot 6, Crawford County C.S.M. No. 941; Thence N87°17'02"W, 219.57 Feet to the northwest corner of said Lot 6; Thence N72°20'03"W, 295.29 Feet to the northeast corner of Lot 8, Crawford County C.S.M. No. 942; Thence S89°23'06"W, 265.49 Feet to the northwest corner of said Lot 8; Thence S81°23'17"W, 322.24 Feet to the northwest corner of Lot 9, Crawford County C.S.M. No. 942; Thence S21°02'16"E, 153.63 Feet to the southwest corner of said Lot 9; Thence S17°42'28"E, 136.04 Feet to Lot 13, Crawford County C.S.M. No. 943; Thence N86°44'17"W, 212.97 Feet to the northwest corner of said Lot 13; Thence S53°04'51"W, 257.05 Feet to the northwest corner of Lot 14, Crawford County C.S.M. No. 943; Thence S11°00'30"W, 151.68 Feet to the northeast corner of Lot 17, Crawford County C.S.M. No. 944; Thence N64°43'20"W, 380.22 Feet to the northwest corner of said Lot 17; Thence N32°54'01"W, 438.76 Feet to the northwest corner of Lot 18, Crawford County C.S.M. No. 944, and the west line of the Northwest Quarter of said Section 26; Thence N00°47'06"W, 660.54 Feet along the west line of the Northwest Quarter of said Section 26 to the Point of Beginning.

Said parcel contains 33.57 acres, more or less.

Outlot 1 of Crawford County Certified Survey Map No. 930, recorded on August 23, 2001, in Volume 7 of Certified Survey Maps Pages 104, 104A, 104B and 104C as Document No. 271331. Said Certified Survey Map being located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

33 Feet Wide Access Easement located in the Northeast Quarter of the Northwest Quarter of Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin, described as follows: Commencing at the North Quarter Corner of Section 26, T11N, R7W; Thence S01°07'46"E, 923.84 Feet along the east line of the Northwest Quarter of said section 26; Thence N90°00'00"W, 66.00 Feet to the centerline of a private roadway and a lot corner on Lot 3, Crawford County C.S.M. No. 940 and the Point of Beginning of a 33 feet wide access easement being 16.5 feet wide each side of the following described line: Thence N36°31'42"W, 152.80 Feet along the south line of said Lot 3, and the north line of Lot 4, Crawford County C.S.M. No. 941; Thence N69°45'10"W, 87.12 Feet along the south line of said Lot 3, and north line of said Lot 4; Thence N18°51'18"E, 175.92 Feet; Thence N02°37'20"W, 39.61 Feet; Thence N28°14'42"E, 89.19 Feet; Thence N09°47'34"E, 42.86 Feet; Thence N02°38'57"E, 92.00 Feet; Thence N53°42'52"W, 15.29 Feet; Thence N77°55'01"W, 28.31 Feet; Thence S76°48'27"W, 143.65 Feet; Thence S51°56'01"W, 206.37 Feet; Thence S79°03'41"W, 149.60 Feet to the west line of Lot 2, Crawford County C.S.M. No. 940 and the end of said 33 Feet wide access easement.

Exhibit B

Common Area A described as follows: A parcel of land located in the Northwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Northwest Quarter of Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin, bound by the following described line: Commencing at the Northwest Corner of Section 26, T11N, R7W said point being the Point of Beginning of this description; Thence N89°59'45"E, 1516.19 Feet along the north line of the Northwest Quarter of said Section 26 to the northwest corner of Lot 1, Crawford County C.S.M. No. 940; Thence S40°23'34"E, 404.40 Feet to the southwest corner of said Lot 1; Thence S49°04'44"E, 412.53 Feet to the southwest corner of Lot 2, Crawford County C.S.M. No. 940; Thence S32°57'01"W, 116.64 Feet to the northeast corner of Lot 6, Crawford County C.S.M. No. 941; Thence N87°17'02"W, 219.57 Feet to the northwest corner of said Lot 6; Thence N72°20'03"W, 295.29 Feet to the northeast corner of Lot 8, Crawford County C.S.M. No. 942; Thence S89°23'06"W, 265.49 Feet to the northwest corner of said Lot 8; Thence S81°23'17"W, 322.24 Feet to the northwest corner of Lot 9, Crawford County C.S.M. No. 942; Thence S21°02'16"E, 153.63 Feet to the southwest corner of said Lot 9; Thence S17°42'28"E, 136.04 Feet to Lot 13, Crawford County C.S.M. No. 943; Thence N86°44'17"W, 212.97 Feet to the northwest corner of said Lot 13; Thence S53°04'51"W, 257.05 Feet to the northwest corner of Lot 14, Crawford County C.S.M. No. 943; Thence S11°00'30"W, 151.68 Feet to the northeast corner of Lot 17, Crawford County C.S.M. No. 944; Thence N64°43'20"W, 380.22 Feet to the northwest corner of said Lot 17; Thence N32°54'01"W, 438.76 Feet to the northwest corner of Lot 18, Crawford County C.S.M. No. 944, and the west line of the Northwest Quarter of said Section 26; Thence N00°47'06"W, 660.54 Feet along the west line of the Northwest Quarter of said Section 26 to the Point of Beginning.

Said parcel contains 33.57 acres, more or less.

Exhibit C

PROTECTIVE COVENANTS

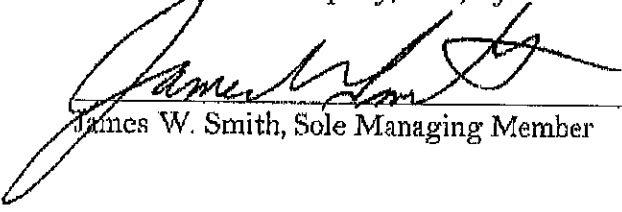
1. The Grantees agree that no "single-wide" mobile homes or buses shall be placed upon the premises herein conveyed. Single-wide mobile homes include any and all trailers or structures previously licensed or titled for road use; and trailers or structures with wheels and/or axles attached at any time, including all trailers and structures commonly known as single-wide mobile home, whether placed on a foundation or not.
2. Campers are not permitted unless attended within a 48-hour period.
3. The Grantees shall not permit unregistered or abandoned vehicles, trash, or junk to remain on said premises.
4. No tar paper siding or tar shingle siding is allowed on any structure placed on the premises.
5. All structures erected shall be promptly and expeditiously completed on their exterior, including paint or stain, on any exterior surface above the foundation within six months after construction is commenced.
6. The main residential structure(s) must have a minimum of 1,000 square feet of living space.
7. Should any improvements on the premises be damaged by casualty, or become unsightly through wear and tear, the same will be promptly razed, or restored to a neat exterior appearance in line with the building requirements above set forth.
8. The land is restricted against commercial timbering and commercialization.
9. Purchasers from Declarant, their heirs, successors and/or assigns are prohibited from placing advertising signs of any nature, including "For Sale" signs upon the premises.
10. The foregoing protective covenants may be superseded by previously recorded restrictive covenants, or by local and county zoning regulations.
11. The foregoing protective covenants may be amended, subject to the following: a) Such amendment shall be in writing; b) The amendment must be approved in writing by the owners of a two-thirds majority of the parcels in the subdivision; c) The amendment shall be recorded.
12. The foregoing protective covenants shall run with the land and shall be binding on the Grantee(s), their heirs, successors and/or assigns.
13. The Grantees understand that they have standing to sue for enforcement of the foregoing protective covenants. Enforcement is primarily Grantees responsibility after half of the parcels offered for sale by Grantor in this project have been sold.
14. In the event any portion of the foregoing protective covenants is judicially deemed invalid then the remaining portion of said protective covenants shall remain in full force and effect.

Outlot 1 of Crawford County Certified Survey Map No. 930, recorded on August 23, 2001, in Volume 7 of Certified Survey Maps Pages 104, 104A, 104B and 104C as Document No. 271331. Said Certified Survey Map being located in the NE ¼ of the NW ¼, and the SW ¼ of the NW ¼, and the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

A Private Roadway Easement located in Lot 3 of Crawford County Certified Survey No. 940 in the Northeast Quarter of the Northwest Quarter (NE ¼ - NW ¼) in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin and bound by the following described line: Commencing at the North Quarter (N ¼) Corner of Section 26, T11N, R7W; Thence S01°07'46"E, 923.84 feet along the North-South Quarter Section line of said Section 26, T11N, R7W to the Southeast corner of Lot 3 of Crawford County Certified Survey No. 940 said point being the Point of Beginning of this Private Roadway Easement description and the beginning of a curve; Thence Northwesterly along the arc of a curve to the left, radius 66.00 feet, central angle of 96°14'22", a distance of 110.84 feet, (the long chord of which bears N48°06'51"W, 98.27 feet) to the end of said curve; Thence N08°59'28"E, 33.35 feet; Thence N01°07'46"W, 31.18 feet the beginning of a curve; Thence Northerly along the arc of a curve to the right, radius 66.00 feet, central angle of 182°15'40", a distance of 209.92 feet, (the long chord of which bears N00°00'00"E, 131.97 feet) to the end of said curve; Thence N90°00'00"E, 63.40 to the east line of said Lot 3; Thence S01°07'46"E, 261.74 feet along the east line of said Lot 3 to the Point of Beginning; said Private Roadway Easement containing 0.48 acres, more or less, and;

A 33 Foot Wide Access Easement located in Lot 3 of Crawford County Certified Survey No. 940 in the Northeast Quarter of the Northwest Quarter (NE ¼ - NW ¼) in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin and bound by the following described line: Commencing at the North Quarter (N ¼) Corner of Section 26, T11N, R7W; Thence S01°07'46"E, 662.10 feet along the North-South Quarter Section line of said Section 26, T11N, R7W; Thence N90°00'00"W, 16.50 feet and the Point of Beginning of a strip of land 16.5 foot wide each side of a described reference line of a 33 foot wide Access Easement; Thence N01°07'46"W, 71.46 feet; Thence S88°52'10"W, 159.54 feet; Thence N02°37'20"W, 29.12 feet; Thence N28°14'42"E, 89.19 feet; Thence N09°47'34"E, 42.86 feet to the North line of said Lot 3 and the end of said strip of land 16.5 foot wide each side of said reference line of a 33 foot wide Access Easement; said 33 foot wide Access Easement containing 0.28 acres, more or less.

Secluded Land Company, LLC, By:

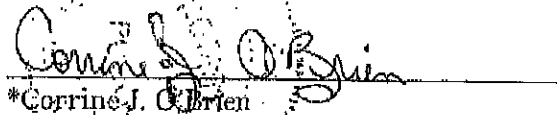


James W. Smith, Sole Managing Member

ACKNOWLEDGMENT

State of Wisconsin)
) ss
County of Vernon)

Personally came before me this 27th day of
January, 2004 the above-named James W. Smith
to me known to be the person who executed
the foregoing instrument and acknowledge
the same.



*Corrine J. O'Brien

Notary Public – Crawford County, Wisconsin
My commission expires: 1/22/06

**THIRD AMENDMENT TO GRAND VISTA OWNERS'
ASSOCIATION DECLARATION, PROVISIONS AND RULES**

Doc# 316069

March 23, 2012 10:18 AM

CRAWFORD COUNTY, WISCONSIN
REGISTER OF DEEDS OFFICE
MELISSA C NAGEL - REGISTER
Fees: \$30.00
Pages: 6

WHEREAS, Secluded Land Company, LLC was the original Declarant of the Grand Vista Owners' Association Declaration, Provisions and Rules, dated May 10, 2002 and recorded June 7, 2002 at the Crawford County Register of Deeds Office as Document No. 275612;

WHEREAS, Secluded Land Company was the Declarant of the First Amendment to Grand Vista Owners' Association Declaration, Provisions and Rules dated January 7, 2003 and recorded at the Office of the Crawford County Register of Deeds on March 27, 2003 as Document No. 280024.

Return to:
Secluded Land Company, LLC
P.O. Box 10
DeSoto, WI 54624

Parcel Identification Number
12-008-1306-0003
12-008-1306-0004

WHEREAS, Secluded Land Company was the Declarant of the Second Amendment to Grand Vista Owners' Association Declaration, Provisions and Rules dated January 4, 2004 and recorded at the Office of the Crawford County Register of Deeds on January 30, 2004 as Document No. 285220, affecting the property described on Exhibit A-1, A-2, B-1 and C.

WHEREAS, the final sentence of Section 1 of said Second Amendment Declaration states that: "For a period of ten years from the date of this Declaration, Declarant reserves the right in its sole discretion to amend this Declaration."

NOW THEREFORE, Declarant does hereby give notice to all future purchasers, their successors and/or assigns of any portion of the Property hereinbefore described and whosoever it may concern that said Declaration, as amended, is amended as follows:

"Paragraph 8, **LEVY AND COLLECTIONS OF FEES**" the second to last sentence is hereby deleted in its entirety and replaced with the following:

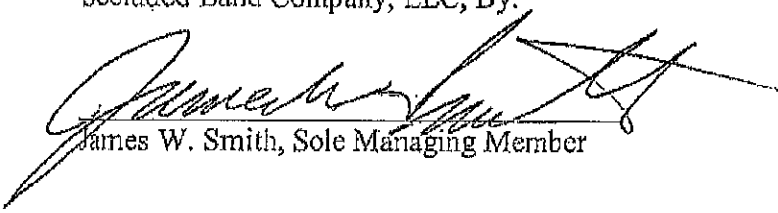
"Any unpaid fees may be collected by legal action, in the name of the Association, upon approval of a majority of members attending the annual meeting, and unpaid fees shall constitute a lien upon the property of which fees are delinquent."

The terms of this Third Amendment shall have retroactive affect and apply to all

Association fee collections on or after June 7, 2002.

All other terms of Declaration, as amended, remain in full force and effect.

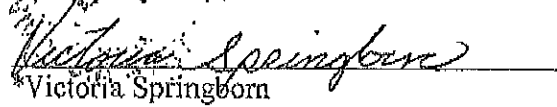
Secluded Land Company, LLC, By:


James W. Smith, Sole Managing Member

ACKNOWLEDGMENT

State of Wisconsin)
) ss
County of Vernon)

Personally came before me this 16th day of March, 2012, the above-named James W. Smith to me known to be the person who executed the foregoing instrument and acknowledge the same.


Victoria Springborn
Notary Public - Crawford County, Wisconsin
My commission expires: 8/24/14

This Document was drafted by Attorney John P. Ebben, P.O. Box 92, DeSoto, WI 54624

Lots 1, 2, and 3 of Crawford County Certified Survey Map No. 940, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 114, 114A and 114B as Document No. 272625. Said Certified Survey Map being located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, All in section 26, T11N, R7W, Town of Freeman, Wisconsin.

Lots 4, 5, 6 and 7 of Crawford County Certified Survey Map No. 941, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 115, 115A and 115B as Document No. 272626. Said Certified Survey Map being located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, All in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 8, 9, 10, and 11 of Crawford County Certified Survey Map No. 942, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 116, 116A and 116B as Document No. 272627. Said Certified Survey Map being located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 12, 13, 14 and 15 of Crawford County Certified Survey Map No. 943, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 117, 117A and 117B as Document No. 272628. Said Certified Survey Map being located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930. All in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 16, 17, 18 and 19 of Crawford County Certified Survey Map No. 944, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 118, 118A and 118B as Document No. 272629. Said Certified Survey Map being located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 20, 21, 22 and 23 of Crawford County Certified Survey Map No. 945, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 119, 119A and 119B as Document No. 272630. Said Certified Survey Map being located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 24, 25, 26 and 27 of Crawford County Certified Survey Map No. 946, recorded on November 28, 2001, in Volume 7 of Certified Survey Maps on Pages 120, 120A and 120B as Document No. 272631. Said Certified Survey Map being located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and Government Lot 1, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 28, 29, 30 and 31 of Crawford County Certified Survey Map No. 947, recorded on November 28, 2001, in Volume 8 of Certified Survey Maps on Pages 1, 1A and 1B as Document No. 272632. Said Certified Survey Map being located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 32, 33, 34 and 35 of Crawford County Certified Survey Map No. 948, recorded on November 28, 2001 in Volume 8 of Certified Survey Maps Pages 2, 2A and 2B as Document No. 272633. Said Certified Survey Map being located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 36, 37, 38 and 39 of Crawford County Certified Survey Map No. 949, recorded on November 28, 2001 in Volume 8 of Certified Survey Maps Pages 3, 3A and 3B as Document No. 272634. Said Certified Survey Map being located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, also being part of Outlot No. 1 Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Lots 40, 41, 42 and 43 of Crawford County Certified Survey Map No. 950, recorded on November 28, 2001, in Volume 8 of Certified Survey Maps Pages 4, 4A and 4B as Document No. 272635. Said Certified Survey Map being located in the NE ¼ of the NW ¼, and the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County.

Lots 44 and 45 of Crawford County Certified Survey Map No. 951, recorded on November 28, 2001, in Volume 8 of Certified Survey Maps Pages 5, 5A and 5B as Document No. 272636. Said Certified Survey Map being located in the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County.

Lots 46 and 47 of Crawford County Certified Survey Map No. 952, recorded on November 28, 2001, in Volume 8 of Certified Survey Maps Pages 6, 6A and 6B as Document No. 272637. Said Certified Survey Map being located in the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, also being part of Outlot No. 1, Crawford County Certified Survey Map No. 930, all in Section 26, T11N, R7W, Town of Freeman, Crawford County.

Outlot 1 of Crawford County Certified Survey Map No. 930, recorded on August 23, 2001, in Volume 7 of Certified Survey Maps Pages 104, 104A, 104B and 104C as Document No. 271331. Said Certified Survey Map being located in the NE ¼ of the NW ¼, and the SW ¼ of the NW ¼, and the SE ¼ of the NW ¼, and the SW ¼ of the NE ¼, all in Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin.

Common Area A described as follows: A parcel of land located in the Northwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Northwest Quarter of Section 26, T11N, R7W, Town of Freeman, Crawford County, Wisconsin, bound by the following described line: Commencing at the Northwest Corner of Section 26, T11N, R7W said point being the Point of Beginning of this description; Thence N89°59'45"E, 1516.19 Feet along the north line of the Northwest Quarter of said Section 26 to the northwest corner of Lot 1, Crawford County C.S.M. No. 940; Thence S40°23'34"E, 404.40 Feet to the southwest corner of said Lot 1; Thence S49°04'44"E, 412.53 Feet to the southwest corner of Lot 2, Crawford County C.S.M. No. 940; Thence S32°57'01"W, 116.64 Feet to the northeast corner of Lot 6, Crawford County C.S.M. No. 941; Thence N87°17'02"W, 219.57 Feet to the northwest corner of said Lot 6; Thence N72°20'03"W, 295.29 Feet to the northeast corner of Lot 8, Crawford County C.S.M. No. 942; Thence S89°23'06"W, 265.49 Feet to the northwest corner of said Lot 8; Thence S81°23'17"W, 322.24 Feet to the northwest corner of Lot 9, Crawford County C.S.M. No. 942; Thence S21°02'16"E, 153.63 Feet to the southwest corner of said Lot 9; Thence S17°42'28"E, 136.04 Feet to Lot 13, Crawford County C.S.M. No. 943; Thence N86°44'17"W, 212.97 Feet to the northwest corner of said Lot 13; Thence S53°04'51"W, 257.05 Feet to the northwest corner of Lot 14, Crawford County C.S.M. No. 943; Thence S11°00'30"W, 151.68 Feet to the northeast corner of Lot 17, Crawford County C.S.M. No. 944; Thence N64°43'20"W, 380.22 Feet to the northwest corner of said Lot 17; Thence N32°54'01"W, 438.76 Feet to the northwest corner of Lot 18, Crawford County C.S.M. No. 944, and the west line of the Northwest Quarter of said Section 26; Thence N00°47'06"W, 660.54 Feet along the west line of the Northwest Quarter of said Section 26 to the Point of Beginning.

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