

DOCUMENT NO. **499665**

**REAL ESTATE MORTGAGE**  
 (Use For Consumer or Business Transactions)

Crooked Creek Canoe LLC

("Mortgagor," whether one or more), whose address is 857 US Hwy 61, Readstown, WI 54662

mortgages, conveys, assigns, grants a security interest in and warrants to Royal Bank

("Lender")

whose address is 311 N. Main Street, Viroqua, WI 54665

in consideration of the sum of Eighty-Seven Thousand Five Hundred Ten Dollars and 00/100

Dollars

(\$87,510.00), loaned or to be loaned to Crooked Creek Canoe LLC, Anthony Sedlak Jr and Melinda J Sedlak

("Borrower," whether one or more) by Lender, evidenced by Borrower's note(s) or agreement(s) dated September 28, 2017

the real estate described below, together with all privileges, hereditaments, easements and appurtenances, all rents, leases, issues and profits; all claims, awards and payments made as a result of the exercise of the right of eminent domain, all existing and future improvements and all goods that are or are to become fixtures (all called the "Property") to secure the Obligations described in paragraph 5, including, but not limited to, repayment of the sum stated above plus certain other debts, obligations and liabilities arising out of past, present and future credit granted by Lender. **SINCE THIS MORTGAGE SECURES ALL OBLIGATIONS DESCRIBED IN PARAGRAPH 5, IT IS ACKNOWLEDGED AND AGREED THAT THIS MORTGAGE MAY SECURE OBLIGATIONS FROM TIME TO TIME IN A DOLLAR AMOUNT GREATER THAN THE DOLLAR AMOUNT STATED ABOVE.**

If checked here, and not in limitation of paragraph 5, this Mortgage is also given to secure all sums advanced and re-advanced to Borrower by Lender from time to time under the revolving credit agreement between Borrower and Lender described above.

1. **Description of Property.** (This Property is not the homestead of Mortgagor.)  
 See Real Estate Description on Attachment

KONNA SPAETH, REG. OF DEEDS  
 VERNON COUNTY, WI  
 499665  
 09/29/2017 02:50 PM  
 RECORDING FEE: 30.00  
 TRANSFER FEE: 0.00  
 PAGE COUNT: 5  
 TAX EXEMPT #

Recording Area 5  
 Name and Return Address

Royal Bank  
 311 N Main St  
 Viroqua, WI 54665

176-00054-0003

Parcel Identifier Number

- If checked here, description continues or appears on attached sheet(s).
- If checked here, this Mortgage is a construction mortgage.
- If checked here, Condominium Rider is attached.

2. **Title.** Mortgagor warrants title to the Property, excepting only restrictions and easements of record, municipal and zoning ordinances, current taxes and assessments not yet due and n/a

3. **Escrow.** Interest will not be paid on escrowed funds if an escrow is required under paragraph 8(a).

4. **Additional Provisions.** This Mortgage includes the additional provisions on pages 2 and 3, which are made a part of this Mortgage.

LOAN ORIGINATOR'S NAME Christopher R Rozeske  
 LOAN ORIGINATOR ORGANIZATION'S NAME Royal Bank  
 LOAN ORIGINATOR'S NMLSR ID NO. 1503966 LOAN ORIGINATOR ORGANIZATION'S NMLSR ID NO. 421411



**5. Mortgage as Security.** This Mortgage secures prompt payment to Lender of (a) the sum stated in the first paragraph of this Mortgage, plus interest and charges, according to the terms of the promissory note(s) or agreement(s) of Borrower to Lender identified in the first paragraph of this Mortgage, and any extensions, renewals or modifications of such promissory note(s) or agreement(s), plus (b) to the extent not prohibited by the Wisconsin Consumer Act, if applicable, all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future primarily for personal, family or household purposes by Lender to any Mortgagor, to any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor and agreed in documents evidencing the transaction to be secured by this Mortgage, plus all interest and charges, plus (c) all other debts, obligations and liabilities arising out of credit previously granted, credit contemporaneously granted and credit granted in the future other than primarily for personal, family or household purposes by Lender to any Mortgagor, any Mortgagor and another or to another guaranteed or endorsed by any Mortgagor, plus all interest and charges, plus (d) to the extent not prohibited by the Wisconsin Consumer Act or Chapter 428, Wisconsin Statutes, if applicable, all costs and expenses of collection or enforcement (all called the "Obligations"). This Mortgage also secures the performance of all covenants, conditions and agreements contained in this Mortgage. Unless otherwise required by law, Lender will satisfy this Mortgage upon request by Mortgagor if (a) the Obligations have been paid according to their terms, (b) any commitment to make future advances secured by this Mortgage has terminated, (c) Lender has terminated any line of credit under which advances are to be secured by this Mortgage, and (d) all other payments required under this Mortgage and the Obligations and all other terms, conditions, covenants, and agreements contained in this Mortgage and the documents evidencing the Obligations have been paid and performed.

**6. Taxes.** To the extent not paid to Lender under paragraph 6(a), Mortgagor shall pay before they become delinquent all taxes, assessments and other charges which may be levied or assessed against the Property, against Lender upon this Mortgage or the Obligations or other debt secured by this Mortgage, or upon Lender's interest in the Property, and deliver to Lender receipts showing timely payment.

**7. Insurance.** Mortgagor shall keep the improvements on the Property insured against direct loss or damage occasioned by fire, flood, extended coverage perils and such other hazards as Lender may require, through insurers reasonably satisfactory to Lender, in amounts, without co-insurance, not less than the unpaid balance of the Obligations or the full replacement value, whichever is less, and shall pay the premiums when due. The policies shall contain the standard mortgagee and lender loss payee clauses in favor of Lender, shall insure Lender notwithstanding any defenses of the insurer against Mortgagor and, unless Lender otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Lender. Subject to Lender's satisfaction, Mortgagor is free to select the insurance agent or insurer through which insurance is obtained. Mortgagor shall promptly give notice of loss to insurance companies and Lender. All proceeds from such insurance shall be applied, at Lender's option, to the installments of the Obligations in the inverse order of their maturities (without penalty for prepayment) or to the restoration of the improvements on the Property, and Lender may require that such proceeds of insurance be deposited with it for these purposes. In the event of foreclosure of this Mortgage or other transfer of title to the Property, in extinguishment of the indebtedness secured hereby, all right, title, and interest of Mortgagor in and to any insurance then in force shall pass to the purchaser or grantee. If Mortgagor fails to keep any required insurance on the Property, Lender may purchase such insurance for Mortgagor, such insurance may be acquired by Lender solely to protect the interest of Lender (it will not cover Mortgagor's equity in the Property), and Mortgagor's obligation to repay Lender shall be in accordance with paragraph 10.

**8. Mortgagor's Covenants.** Mortgagor covenants:

(a) **Escrow.** If an escrow is required by Lender, to pay Lender sufficient funds, at such times as Lender designates, to pay when due (1) the estimated annual real estate taxes and assessments on the Property, (2) all property and hazard insurance premiums, (3) flood insurance premiums, if any, (4) if payments owed under the Obligations are guaranteed by mortgage guaranty insurance, the premiums necessary to pay for such insurance, and (5) other items agreed to be included in the escrow. Lender may, at any time, collect and hold such escrow funds in an amount not to exceed the maximum amount a lender for a federally related mortgage loan may require for Mortgagor's escrow account under the federal Real Estate Settlement Procedures Act of 1974, as amended from time to time, if applicable. Lender may estimate the amount of escrow funds due on the basis of current data and reasonable estimates of future expenditures of future escrow account funds or as otherwise required by applicable law. Lender shall apply the escrowed funds against taxes, assessments and insurance premiums when due or as otherwise required by law. Escrowed funds may be commingled with Lender's general funds. If the escrowed funds held by Lender exceed the amount permitted to be held by applicable law, Lender shall account to Mortgagor for the excess escrowed funds in a manner determined by Lender or as otherwise required by applicable law. If the escrowed funds held by Lender at any time are not sufficient to pay the escrow account items when due, Lender may notify Mortgagor in writing, and Mortgagor shall pay to Lender the amount necessary to make up the deficiency in a manner determined by Lender or as otherwise required by applicable law;

(b) **Condition and Repair.** To keep the Property in good and tenable condition and repair, and to restore or replace damaged or destroyed improvements and fixtures;

(c) **Liens.** To keep the Property free from liens and encumbrances superior to the lien of this Mortgage and not described in paragraph 2;

(d) **Other Mortgages.** To perform all of Mortgagor's obligations and duties under any other mortgage or security agreement on the Property and any obligation to pay secured by such a mortgage or security agreement;

(e) **Waste.** Not to commit waste or permit waste to be committed upon the Property or abandon the Property;

(f) **Conveyance.** Not to sell, assign, lease, mortgage, convey or otherwise transfer any legal or equitable interest in all or part of the Property, or permit the same to occur without the prior written consent of Lender and, without notice to Mortgagor, Lender may deal with any transferee as to its interest in the same manner as with Mortgagor, without in any way discharging the liability of Mortgagor under this Mortgage or the Obligations;

(g) **Alteration or Removal.** Not to remove, demolish or materially alter any part of the Property, without Lender's prior written consent, except Mortgagor may remove a fixture, provided the fixture is promptly replaced with another fixture of at least equal utility;

(h) **Condemnation.** To pay to Lender all compensation received for the taking of the Property, or any part, by condemnation proceeding (including payments in compromise of condemnation proceedings), and all compensation received as damages for injury to the Property, or any part. The compensation shall be applied in such manner as Lender determines to rebuilding of the Property or to the Obligations in the inverse order of their maturities (without penalty for prepayment);

(i) **Inspection.** Lender and its authorized representatives may enter the Property at reasonable times to inspect it, and at Lender's option to repair or restore the Property and to conduct environmental assessments and audits of the Property;

(j) **Laws.** To comply with all laws, ordinances and regulations affecting the Property;

(k) **Subrogation.** That Lender is subrogated to the lien of any mortgage or other lien discharged, in whole or in part, by the proceeds of the note(s) or agreement(s) identified in the first paragraph of this Mortgage; and

(l) **Leases.** To pay and perform all obligations and covenants under and pursuant to the terms of each lease of all or any part of the Property required of Mortgagor, and to not cancel, accept a surrender of, modify, consent to an assignment of the lessee's interest under, or make any other assignment or other disposition of, any lease of all or any part of the Property or any interest of Mortgagor in the lease and to not collect or accept any payment of rent more than one month before it is due and payable.

**9. Environmental Laws.** Mortgagor represents, warrants and covenants to Lender (a) that during the period of Mortgagor's ownership or use of the Property no substance has been, is or will be present, used, stored, deposited, treated, recycled or disposed of on, under, in or about the Property in a form, quantity or manner which is known to be present on, under, in or about the Property would require clean-up, removal or some other remedial action ("Hazardous Substance") under any federal, state or local laws, regulations, ordinances, codes or rules ("Environmental Laws"); (b) that Mortgagor has no knowledge, after due inquiry, of any prior use or existence of any Hazardous Substance on the Property by any prior owner of the Property or person using the Property; (c) that, without limiting the generality of the foregoing, Mortgagor has no knowledge, after due inquiry, that the Property contains asbestos, polychlorinated biphenyl components (PCBs) or underground storage tanks; (d) that there are no conditions existing currently or likely to exist during the term of this Mortgage which would subject Mortgagor to any damages, penalties, injunctive relief or clean-up costs in any governmental or regulatory action or third-party claims relating to any Hazardous Substance; (e) that Mortgagor is not subject to any court or administrative proceeding, judgment, decree, order or citation relating to any Hazardous Substance; and (f) that Mortgagor in the past has been, at the present is, and in the future will remain in compliance with all Environmental Laws. Mortgagor shall indemnify and hold harmless Lender, its directors, officers, employees and agents from all loss, cost (including reasonable attorneys' fees and legal expenses), liability and damage whatsoever directly or indirectly resulting from, arising out of, or based upon (i) the presence, use, storage, deposit, treatment, recycling or disposal, at any time, of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, (ii) the violation or alleged violation of any Environmental Law, permit, judgment or license relating to the presence, use, storage, deposit, treatment, recycling or disposal of any Hazardous Substance on, under, in or about the Property, or the transportation of any Hazardous Substance to or from the Property, or (iii) the imposition of any governmental lien for the recovery of environmental clean-up costs expended under any Environmental Law. Mortgagor shall immediately notify Lender in writing of any governmental or regulatory action or third-party claim instituted or threatened in connection with any Hazardous Substance on, in, under or about the Property.

**10. Authority of Lender to Perform for Mortgagor.** If Mortgagor fails to perform any of Mortgagor's duties set forth in this Mortgage, including, without limitation, preserving and insuring the Property, not committing waste or abandoning the Property, keeping the Property free of liens or encumbrances other than those approved by Lender, keeping the Property in good and tenable condition and repair, and complying with all laws, ordinances and regulations affecting the Property, Lender may after giving Mortgagor any notice and opportunity to perform which are required by law, perform the covenants or duties or cause them to be performed, or take such other action as may be necessary to protect Lender's interest in the Property and to secure and repair the Property. Unless prohibited by the Wisconsin Consumer Act, if applicable, such actions may include, without limitation, assessing the value of the Property, paying liens that become superior to this Mortgage and making any other payments required, signing Mortgagor's name, engaging an attorney, appearing in court and paying reasonable attorneys' fees, and entering the Property to make repairs, change locks, replace and board up doors and windows, drain water from pipes, eliminate building code violations and dangerous conditions and maintain appropriate utilities to the Property. Any such amounts expended by Lender shall be due on demand and secured by this Mortgage, bearing interest at the highest rate stated in any document evidencing an Obligation, but not in excess of the maximum rate permitted by law, from the date of expenditure by Lender to the date of payment by Mortgagor.

**11. Default; Acceleration; Remedies.** If (a) there is a default under any Obligation secured by this Mortgage, or (b) Mortgagor fails timely to observe or perform any of Mortgagor's covenants or duties contained in this Mortgage, then, at the option of Lender each Obligation will become immediately due and payable unless notice to Mortgagor or Borrower and an opportunity to cure are required by §425.105, Wis. Stats., if applicable, or the document evidencing the Obligation and, in that event, the Obligation will become due and payable if the default is not cured as provided in that statute or the document evidencing the Obligation or as otherwise provided by law. If Lender exercises its option to accelerate, the unpaid principal and interest owed on the Obligation, together with all sums paid by Lender as authorized or required under this Mortgage or any Obligation, shall be collectible in a suit at law or by foreclosure of this Mortgage by action, or both, or by the exercise of any other remedy available at law or equity.

**12. Waiver and Consent.** Lender may waive any default without waiving any other subsequent or prior default by Mortgagor. Unless prohibited by the Wisconsin Consumer Act, if applicable, each Mortgagor who is not also a Borrower expressly consents to and waives notice of the following without affecting the liability of any such Mortgagor: (a) the creation of any present or future Obligations, default under any Obligations, proceedings to collect from any Borrower or anyone else, (b) any surrender, release, impairment, sale or other disposition of any security or collateral for the Obligations,

(c) any release or agreement not to sue any guarantor or surety of the Obligations, (d) any failure to perfect Lender's security interest in or realize upon any security or collateral for the Obligations, (e) any failure to realize upon any of the Obligations or to proceed against any Borrower or any guarantor or surety, (f) any renewal or extension of the time of payment, (g) any determination of the allocation and application of payments and credits and acceptance of partial payments, (h) any application of the proceeds of disposition of any collateral for the Obligations to any obligation of any Borrower secured by such collateral in such order and amounts as it elects, (i) any determination of what, if anything, may at any time be done with reference to any security or collateral, and (j) any settlement or compromise of the amount due or owing or claimed to be due or owing from any Borrower, guarantor or surety.

**13. Assignment of Rents and Leases.** Mortgagor conveys, assigns and transfers to Lender, as additional security for the Obligations, all leases of all or any part of the Property, whether oral or written, now or hereafter entered into by Mortgagor, together with any and all extensions and renewals of any leases, and all rents which become or remain due or are paid under any agreement or lease for the use or occupancy of any part or all of the Property. Until the occurrence of an event of default under this Mortgage or any Obligation, Mortgagor has a license to collect the rents, issues and profits (the "Rents") from the Property. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, upon or at any time after the occurrence of such an event of default and the expiration of any applicable cure period described in paragraph 11, and lapse of any applicable grace, notice or cure period provided in any document evidencing such Obligation, the license granted Mortgagor to collect the Rents shall automatically and immediately terminate and Mortgagor shall hold all Rents (whether paid before or after an event of default) in trust for the use and benefit of Lender, and Lender may, at its option, without any further notice, either in person or by agent, with or without taking possession of or entering the Property, with or without bringing any action or proceeding, or by a receiver to be appointed by a court, collect all of the Rents payable under the leases. All such payments shall be applied in such manner as Lender determines to payments required under this Mortgage and the Obligations. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, this assignment shall be enforceable and Lender shall be entitled to take any action to enforce the assignment (including notice to the tenants to pay directly to Lender or the commencement of a foreclosure action) without seeking or obtaining the appointment of a receiver or possession of the Property. Any entering upon and taking possession of the Property, any collection of Rents, and any application of Rents as allowed by this Mortgage shall not cure or waive any default or waive, modify or affect notice of default under this Mortgage or invalidate any act done pursuant to such notice, and not in any way operate to prevent Lender from pursuing any other remedy which it now or hereafter may have under the terms or conditions of this Mortgage, any document evidencing any Obligation or any other instrument securing the Obligations.

**14. Power of Sale.** In the event of foreclosure, Lender may sell the Property at public sale and execute and deliver to the purchasers deeds of conveyance pursuant to statute. In the event of a foreclosure in which the court determines that the Property is abandoned under §846.102 Wis. Stats., and as the same may be amended or renumbered from time to time, Lender may sell the Property at public sale in accordance with that statute.

**15. Receiver.** Upon the commencement or during the pendency of an action to foreclose this Mortgage, or enforce any other remedies of Lender under it, without regard to the adequacy or inadequacy of the Property as security for the Obligations, Mortgagor agrees that the court may appoint a receiver of the Property (including homestead interest) without bond, and may empower the receiver to take possession of the Property and collect the rents, issues and profits of the Property and exercise such other powers as the court may grant until the confirmation of sale, and may order the rents, issues and profits, when so collected, to be held and applied as the court may direct.

**16. Foreclosure Without Deficiency Judgment.** If the Property is a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §846.101 Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate of 20 acres or less three months after a foreclosure judgment is entered. If the Property is other than a one-family to four-family residence that is owner-occupied at the commencement of a foreclosure, a farm, a church or owned by a tax exempt nonprofit charitable organization, Mortgagor agrees to the provisions of §846.103, Wis. Stats., and as the same may be amended or renumbered from time to time, permitting Lender, upon waiving the right to judgment for deficiency, to hold the foreclosure sale of real estate three months after a foreclosure judgment is entered.

**17. Expenses.** To the extent not prohibited by the Wisconsin Consumer Act or Chapter 428, Wisconsin Statutes, if applicable, Mortgagor shall pay all reasonable costs and expenses before and after judgment, including without limitation, attorneys' fees, appraisal fees, fees and expenses for environmental assessments, inspections and audits, and fees and expenses for obtaining title evidence incurred by Lender in protecting or enforcing its rights under this Mortgage.

**18. Successors and Assigns.** The obligations of all Mortgagors are joint and several. This Mortgage benefits Lender, its successors and assigns, and binds Mortgagor(s) and their respective heirs, personal representatives, successors and assigns.

**19. Interpretation.** The validity, construction and enforcement of this Mortgage are governed by the internal laws of Wisconsin except to the extent such laws are preempted by federal law. All references in this Mortgage to sections of the Wisconsin Statutes are to those sections as they may be renumbered from time to time. Invalidity of any provision of this Mortgage will not affect the validity of any other provision.

**20. Entire Agreement.** This Mortgage is intended by Lender and Mortgagor as a final expression of this Mortgage and as a complete and exclusive statement of its terms, there being no conditions to the enforceability of this Mortgage. To the extent not prohibited by the Wisconsin Consumer Act, if applicable, this Mortgage may not be contradicted or varied by evidence of prior, contemporaneous or subsequent oral agreements or discussions of Lender and Mortgagor. There are no oral agreements among Lender and Mortgagor. This Mortgage may not be supplemented or modified except in writing signed by Lender and Mortgagor.

**21. Other Provisions.** (If none are stated below, there are no other provisions.)

The undersigned agrees to the terms of this Mortgage and acknowledges receipt of an exact copy of this Mortgage.

**NOTICE TO CUSTOMER IN A TRANSACTION GOVERNED BY THE WISCONSIN CONSUMER ACT**

(a) DO NOT SIGN THIS BEFORE YOU READ THE WRITING ON ALL THREE PAGES, EVEN IF OTHERWISE ADVISED.  
 (b) DO NOT SIGN THIS IF IT CONTAINS ANY BLANK SPACES.  
 (c) YOU ARE ENTITLED TO AN EXACT COPY OF ANY AGREEMENT YOU SIGN.  
 (d) YOU HAVE THE RIGHT AT ANY TIME TO PAY IN ADVANCE THE UNPAID BALANCE DUE UNDER THIS AGREEMENT AND YOU MAY BE ENTITLED TO A PARTIAL REFUND OF THE FINANCE CHARGE.

Signed and Sealed September 28, 2017 \_\_\_\_\_  
 (Date)  
 Crooked Creek Canoe LLC \_\_\_\_\_ (SEAL)

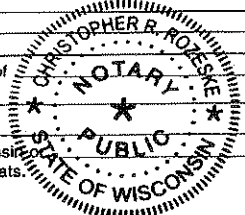
A Wisconsin Limited Liability Company \_\_\_\_\_  
 (Type of Organization)  
 Wisconsin \_\_\_\_\_  
 (State of Organization)

By: Anthony Sediak Jr \_\_\_\_\_ (SEAL)  
 Anthony Sediak Jr, Member  
 By: Melinda J Sediak \_\_\_\_\_ (SEAL)  
 Melinda J Sediak, Member  
 By: \_\_\_\_\_ (SEAL)  
 By: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

----- AUTHENTICATION ----- OR ----- ACKNOWLEDGMENT -----

Signatures of \_\_\_\_\_  
 \_\_\_\_\_  
 authenticated this \_\_\_\_\_ day of \_\_\_\_\_  
 by \_\_\_\_\_  
 Title: Member State Bar of Wisconsin  
 authorized under §706.06, Wis. Stats.



State of Wisconsin  
 County of Vernon  
 This instrument was acknowledged before me on September 28, 2017,  
 by Anthony Sediak Jr and Melinda J Sediak  
 \_\_\_\_\_  
 (Name(s) of person(s))  
 as Member and Member  
 (Type of authority, e.g., officer, trustee, etc., if any)  
Crooked Creek Canoe LLC  
 of \_\_\_\_\_  
 (Name of party on behalf of whom instrument was executed, if any)  
 \_\_\_\_\_  
 (Notary Signature)  
 \* Christopher R. Rozeke  
 Notary Public, Wisconsin  
 My Commission Expires January 15, 2021

This instrument was drafted by:  
Kari Van Hecker, Royal Bank  
 \_\_\_\_\_  
 \*Type or print name signed above.

MUST BE ATTACHED TO REAL ESTATE MORTGAGE

LENDER: Royal Bank, 311 N. Main Street, Viroqua, WI 54665  
MORTGAGOR(S): Crooked Creek Canoe LLC

PARCEL NUMBER (S): 176-00054-0003

Real Estate Description Attachment

PARCEL 6:

A parcel of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72' to the POINT OF BEGINNING; thence S 88°33'29" W, 28.78' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 420.60' to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 77°05'07" E, 134.23' alone the meander line to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 252.68' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears S 22°41'12" E, 112.18'; thence 114.52' along said curve; thence S 1°26'31" E, 49.50' to the POINT OF BEGINNING, including the lands between the meander line and the centerline of Reads Creek.

TOGETHER WITH AND SUBJECT TO the following easements:

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip; Commencing at the South 1/4 corner of said Section 7; thence N 3°45'10" E, 797.28'; thence S 80°06'37" E, 36.51' to the Westerly right of way of USH. 61 / STH. 131 and to the beginning of said reference line: Thence N 80°06'37" W, 118.73'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

A 33' wide strip of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line: Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

499665

PARCEL 7:

A parcel of land being part of the NE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 155.35' to the POINT OF BEGINNING; thence N 88°10'30" W, 213.01'; thence N 0°23'25" E, 383.88' to a meander point lying S 0°23'25" W, 90' more or less from the centerline of Reads Creek; thence S 59°17'08" E, 245.53' along the meander line to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 0°10'34" W, 265.25' to the POINT OF BEGINNING, including the lands between the meander line and the centerline of Reads Creek.

TOGETHER WITH the following easements:

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip; Commencing at the South 1/4 corner of said Section 7; thence N 3°45'10" E, 797.28'; thence S 80°06'37" E, 36.51' to the Westerly right of way of USH. 61 / STH. 131 and to the beginning of said reference line: Thence N 80°06'37" W, 118.73'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

A 33' wide strip of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

44

313602

Vol 321 PAGE 92

# Easement

FOR VALUABLE CONSIDERATION, 1890 feet crop damage at \$.10 per foot to Harold and Maxine Anderson

("Grantor") hereby grants and conveys to Viroqua Telephone Company, Inc., a Wisconsin corporation, its successors and assigns, ("Grantee"), a perpetual easement to construct, install, use, maintain, operate, alter, add to, replace, repair and to remove its transmission equipment, consisting of poles, cross arms, anchors, guys, braces, aerial and underground cables, pedestals, fiber optics and wires, underground conduits, manholes, handholes, and appurtenances for communication necessarily incident thereto, upon, over, in, under, across and along certain real property being located in the Township of Kickapoo Vernon County, State of Wisconsin, described as follows: (City, Village, Town)

The South one-half of the Southeast Quarter (S1 SE1); part South of the creek of the Northeast Quarter of the Southeast Quarter (NE1 SE1) in Section 7; the Northwest Quarter of the Northeast Quarter (NW1 NE1) of Section 18, Township 11 North, Range 3 West. All that part of the Northeast Quarter of the Northeast Quarter (NE1 NE1) of Section 18, Township 11 North, Range 3 West, lying West of Highway U. S. 61, containing 30 acres, more or less.

FURTHER CONVEYING unto the Grantee, its successors and assigns, the right of ingress and egress to and from the lands of the Grantor hereinabove-described for purposes of exercising the rights herein granted together with the right to control the future growth of brush in a non-chemical manner which may, in the Grantee's judgment, interfere with the use of said easement.

THE GRANTOR agrees not to erect any structure upon the aforesaid real property that would interfere with the Grantee's use of said easement.

THE WITHIN EASEMENT shall be binding upon the Grantor, the Grantor's heirs, assigns, Personal Representatives and successors in interest.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed this 5th day of May, 19 88

Harold E. Anderson (SEAL)  
Harold Anderson

Maxine Anderson (SEAL)  
Maxine Anderson

STATE OF WISCONSIN)

COUNTY OF Vernon )ss.

Personally came before me this 5th day of May 19 88, the above-named Harold Anderson and Maxine Anderson to me known to be such persons who executed the foregoing instrument and acknowledged the same.

This Instrument Drafted By Notary's Office Vernon Co. Wis.

Rec'd for record

19 88 at 1040

Page 92

Carol A. Olson, Notary

Viroqua Telephone Company, Notary Public, State of Wisconsin

114 East Court Street Viroqua, Wisconsin 54665

My Commission Expires: 4/22/90

4.00

373044

VOL. 479 PAGE 658

444  
Vernon  
Land  
Conservation  
1400  
due

REGISTERS' OFFICE } SS:  
Vernon Co., Wis.  
Rec'd for Record this 5 day of March  
1999 at 9:00 O'clock A M  
and Recorded in Vol. 479 of Records  
on Page 658

Stream Access Easement

THIS INDENTURE made this 15 day of May, 1998, by and Betty C. Patton Register of Deeds  
by Anna Speeth, Deputy

between Warren and Susan McCurdy  
owner of land in Vernon County, Wisconsin (Grantor); and the  
County of Vernon a Wisconsin municipal corporation (Grantee) and

WHEREAS, the Grantor is the owner in fee simple of certain  
real estate which is adjacent to (description of land next to stream)

Reads (aka Black Bottom Creek)

and

WHEREAS the Grantor agrees to allow the general public access to the stream  
for fishing.

WITNESSETH: For and in consideration of the sum of Fifty Dollars (\$50.00)  
paid by the Grantee to the Grantor, receipt whereof is hereby acknowledged,  
and in consideration of the covenants hereinafter contained, the Grantor  
hereby sell, transfer, grant and convey to the Grantee, its successors and  
assigns, upon acceptance by said Grantee, an EASEMENT AND RIGHT for twenty  
(20) years with the option of renewal for an additional twenty (20) year  
period upon the same terms and conditions as set forth herein, to develop,  
operate and maintain access to the stream for a public fishing area for use  
and benefit of the general public on the following real estate, which  
acceptance must be made by the Grantee within sixty (60) days from the date  
hereof:

A strip of land sixty-six (66) feet in width immediately adjacent to and  
along each side of Reads Creek.

Description of Affected Property by 1/4, 1/4 Section:

Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), the Northeast  
Quarter of the Southeast Quarter (NE 1/4 SE 1/4), and the Southeast Quarter  
of the Southeast Quarter (SE 1/4 SE 1/4), Section Seven (7) all in Township  
Eleven (11) North, Range Three (3) West,

Kickapoo Township, Vernon County, Wisconsin.

The price to be paid to the Grantor(s) by the Grantee for such easement is Fifty Dollars (\$50.00).

The purpose and intent of this instrument is to create an easement for the use of the above described premises by the general public for fishing.

The use of the premises for public fishing shall include the following rights, privileges and easements:

1. The Grantee shall have a construction easement of sixty-six (66) feet wide along both sides and immediately adjacent to said stream for the purposes of installing and maintaining streambank protection and fish habitat structures.
2. The general public shall have the right to catch and take fish in the waters on said premises by legal means and for this purpose to travel in and along such waters. The public fishing easement is limited to thirty-three (33) feet along both sides and immediately adjacent to said stream. Travel to and along the easement area by the general public will be by walking only. This easement does not allow motorized vehicle access by the general public.
3. The Grantee shall have the right to post such signs and posters along said lands as are deemed necessary and suitable to delineate the above lands and locate the same for public use.
4. The Grantor(s) reserve to themselves, their heirs and assigns the rights to: (a) the use of said land including the right of fishery in said body of water, insofar as such right is not inconsistent with the use of the same as a public fishing area and with the rights, privileges and easements hereby granted; and (b) use the water in the body of water for domestic purposes, including watering cattle and other stock.

The Grantor releases the Grantee from any claims of damage which may arise as a result of floods and flash floods on the land described on the previous pages.

This easement shall automatically renew for an additional twenty year period unless the Grantor provides written notice to the Grantee at least Two years prior to the expiration of this agreement of the Grantor's intent to terminate said easement. The notice of termination shall provide just cause for the Grantor's intent to terminate said easement. Grantee shall have eighteen months from the date of notice of termination to attempt to rectify the just cause problem with the Grantor in order to establish a renewal of the easement for an additional twenty year term.

A covenant is hereby made with the County of Vernon that the Grantor hold the premises described on the previous pages included in the "restricted area" by good and perfect title; having a good right and lawful authority to sell and convey the same; that the premises are free and clear from all liens and encumbrances, except as hereinafter set forth.

And the N.A. being the owner and holder of a certain mortgage lien which is a mortgage against the premises, does join in and consent to said conveyance free of said lien.

And N.A. being the owner(s) and holder(s) of a certain lien which is a vendor's interest under a land contract and against said premises do hereby join and consent to said conveyance free of said lien.

WITNESS the hands and seals of the Grantor(s) and of any person(s) joining in and consenting to this conveyance on the day and year herein before written.

Warren A. McCurdy  
(Grantor's Signature)

(Lien Holder)

Warren McCurdy  
(Typed Name)

Susan McCurdy  
(Grantor's Signature)

Susan McCurdy  
(Typed Name)

STATE OF WISCONSIN )  
COUNTY OF VERNON ) ss

Personally appeared before me this 29<sup>th</sup> day of May, 1998 the above, named: Warren and Susan McCurdy to me known to be the person(s) who executed the foregoing instrument and acknowledged the same

Signature of Notary Public Delores A. Sandmire

Typed Name of Notary Public Delores A. Sandmire  
Vernon, County, Wisconsin.

My Commission Expires: 11-21-99 Seal:

Accepted this 4th day of MARCH, 1999.

COUNTY OF VERNON

by: Chester Lee  
Chester Lee, Chairman of Vernon County Board of Supervisors

Sharon A. Salverson  
~~Roger W. Novy~~, County Clerk  
Vernon County

Strike out or mark N/A if not applicable.  
Instrument drafted by Paul R. Krahn

421422

Document Number

ACCESS COVENANT (PERMIT)

Wisconsin Department of Transportation
Trans 231.03(2), Wis. Admin. Code
DT1646 99 (Replaces ED1008)

In order to further the orderly layout and use of land; to lessen congestion in the streets and highways; to provide for proper ingress and egress; and for the purpose of providing for the safety of travel upon and entrance into and departure from the state trunk highway designated as USH 61 all in accordance with the provisions of Chapter 236, Wisconsin Statutes, and the rules and regulations governing Permits for Driveways and Alterations in State Trunk Highways Chapter Trans 231.03(2), Wisconsin Administrative Code, the undersigned owners of the lands described as:

Those lands of the owner in the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4, Section 7, T11N, R3W, Village of Readstown, Vernon County. Reference Document #369130, Volume 468, Page 40-43.

hereby covenant and agree as follows:

- (1) No direct vehicular access between the above described lands and USH 61 shall be permitted except by way of one existing access point and one proposed access point. The existing access point is located on the west side of USH 61 approximately 1555 feet south of the USH 14/USH 61 intersection. The proposed access point is to be located on the west side of USH 61 in the NE 1/4 of the SE 1/4 of Section 7, T11N, R3W, a minimum of 720 feet south of the USH 14/USH 61 intersection. No additional access points will be allowed for the above described lands. Additionally, an existing access point located on the west side of USH 61 approximately 560 feet south of the USH 14/USH 61 intersection is to be removed at property owner expense.
(2) It is expressly agreed by the undersigned owners that these covenants shall run with the land and shall forever bind themselves, their heirs, administrators, executors, and assigns until said covenant or any part thereof are released in writing by the Department of Transportation or successors or assigns.

IN WITNESS WHEREOF the undersigned owners of the premises above described have caused these covenants to be reduced to writing and signed by them.

421422
Recorded Vernon County, WI
Register of Deeds Office
KONNA SPAETH, REGISTER

03/16/2005
08:30 AM

11.00 due

Return to:

Wisconsin Dept. of Transportation
DTD, District 5
3550 Mormon Coulee Rd
La Crosse, WI 54601
Attn: Michael Lenz

CONV.

Parcel Identification Number/ Tax Key

Parcel #62-176-00054-0000, 62-176-00057-0000

This document is hereby authorized by the Department of Transportation

Michael Lenz
Michael Lenz (DOT Representative)

March 14, 2005
Date

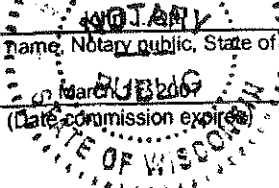
State of Wisconsin )
) ss.
La Crosse County )

On the above date, this instrument was acknowledged before me by the above-named person(s) or officers

(Signature, Notary Public, State of Wisconsin)

(Print or Type name, Notary public, State of Wisconsin)

March 11, 2007
(Date commission expires)



Warren O. McCurdy
Warren O. McCurdy (owner)

Susan E. McCurdy
Susan E. McCurdy (owner)

March 14, 2005
Date

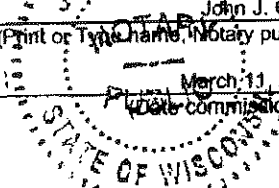
State of Wisconsin )
) ss.
La Crosse County )

On the above date, this instrument was acknowledged before me by the above-named person(s) or officers

(Signature, Notary Public, State of Wisconsin)

(Print or Type name, Notary public, State of Wisconsin)

March 11, 2007
(Date commission expires)

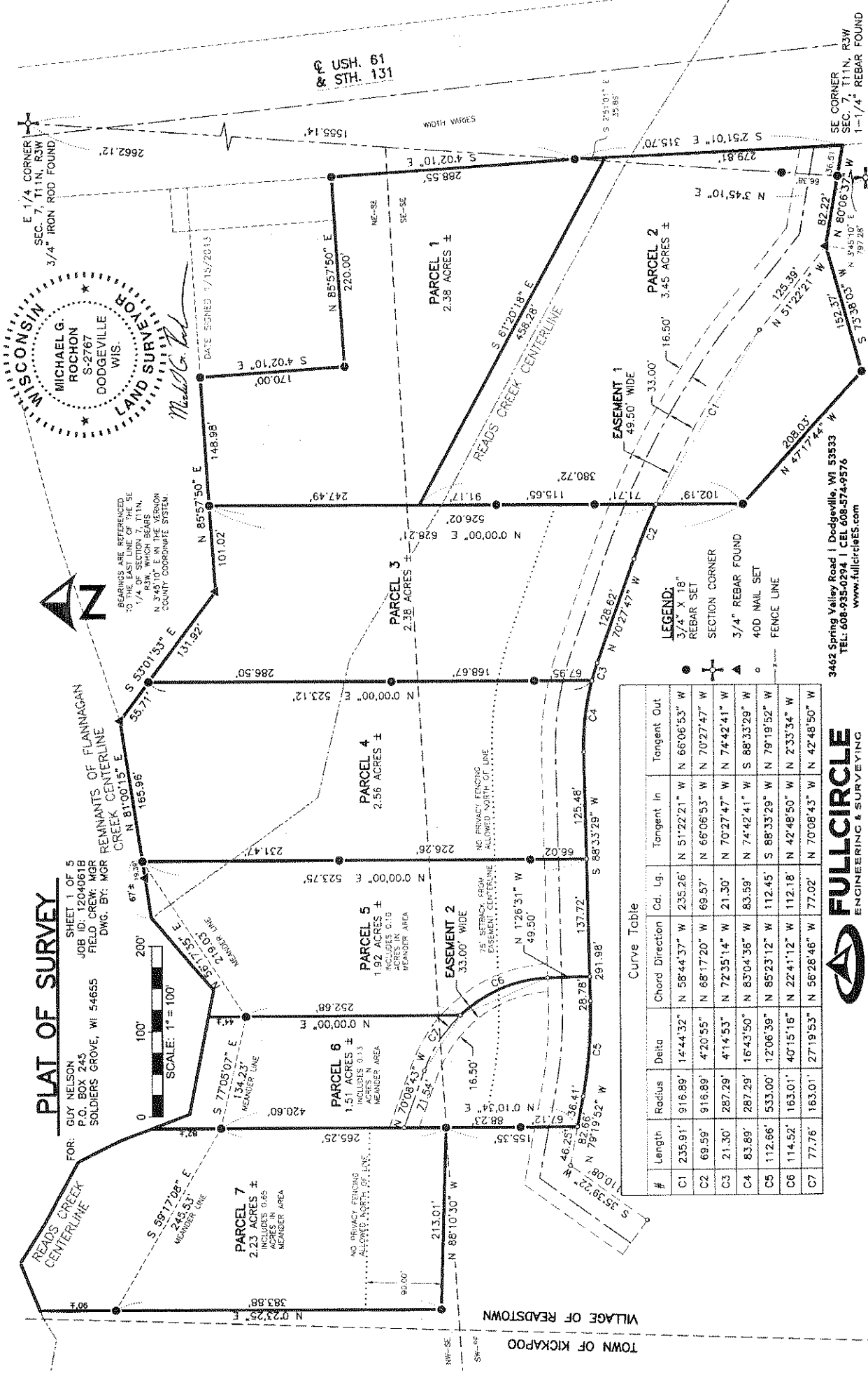
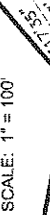


# PLAT OF SURVEY

FOR: GUY NELSON  
 P.O. BOX 245  
 SOLDIERS GROVE, WI 54655  
 DWG. BY: MGR

SHEET 1 OF 5  
 JOB ID: 1204061B  
 FIELD CREW: MGR

DATE SIGNED 1/15/2013



LEGEND:  
 3/4" X 18" REBAR SET  
 SECTION CORNER  
 3/4" REBAR FOUND  
 400 NAIL SET  
 FENCE LINE

Curve Table

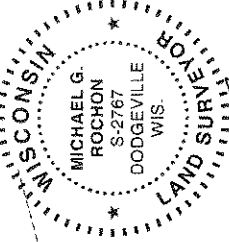
#	Length	Radius	Delta	Chord Direction	Cd. Lg.	Tangent In	Tangent Out
C1	235.91'	916.89'	1°44'32"	N 58°44'37" W	235.26'	N 51°22'21" W	N 66°06'53" W
C2	69.59'	916.89'	4°20'55"	N 68°17'20" W	69.57'	N 66°06'53" W	N 70°27'47" W
C3	21.30'	287.29'	4°14'53"	N 72°35'14" W	21.30'	N 70°27'47" W	N 74°42'41" W
C4	83.89'	287.29'	16°43'50"	N 83°04'36" W	83.59'	N 74°42'41" W	S 88°33'29" W
C5	112.86'	533.00'	12°06'39"	N 85°23'12" W	112.45'	S 88°33'29" W	N 79°19'52" W
C6	114.52'	163.01'	40°15'16"	N 22°41'12" W	112.18'	N 42°48'50" W	N 2°33'34" W
C7	77.76'	163.01'	27°19'53"	N 56°28'46" W	77.02'	N 70°08'43" W	N 42°48'50" W



3462 Spring Valley Road | Dodgeville, WI 53533  
 TEL: 608-935-0294 | CEL: 608-574-9576  
 www.fullcircleES.com

SE CORNER SEC. 7, T.11N, R.3W 1-1/4" REBAR FOUND

USH. 61 & STH. 131



# PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



SHEET 2 of 5  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

## LEGAL DESCRIPTION OF PARCEL 1

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence S 80°06'37" E, 36.51'; thence N 2°51'01" W, 279.81' to the POINT OF BEGINNING; thence N 61°20'18" W, 458.28'; thence N 0°00'00" E, 247.49'; thence N 85°57'50" E, 148.98'; thence S 4°02'10" E, 170.00'; thence N 85°57'50" E, 220.00' to the beginning of a traverse along the Westerly right of way line of USH. 61 & STH. 131; thence S 4°02'10" E, 288.55'; thence S 2°51'01" E, 35.89' to the end of said right of way traverse and to the POINT OF BEGINNING; containing 2.38 acres, more or less. Parcel is subject to any easements of record and/or usage.

## LEGAL DESCRIPTION OF PARCEL 2

A parcel of land being part of the SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28' to the POINT OF BEGINNING; thence N 80°06'37" W, 82.22'; thence S 73°38'03" W, 152.37'; thence N 47°17'44" W, 208.03'; thence N 0°00'00" E, 380.72'; thence S 61°20'18" E, 458.28' to the beginning of a traverse along the Westerly right of way line of USH. 61 & STH. 131; thence S 2°51'01" E, 279.81' to the end of said centerline traverse; thence N 80°06'37" W, 36.51' to the POINT OF BEGINNING; containing 3.45 acres, more or less. Parcel is subject to any easements of record and/or usage.

## LEGAL DESCRIPTION OF PARCEL 3

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the POINT OF BEGINNING and the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve; thence N 0°00'00" E, 523.12'; thence S 53°01'53" E, 131.92'; thence N 85°57'50" E, 101.02'; thence S 0°00'00" W, 523.12' to the POINT OF BEGINNING; containing 2.38 acres, more or less. Parcel is subject to any easements of record and/or usage.



*Michael G. Rochon*  
DATE SIGNED 1/15/2013

# PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



SHEET 3 of 5  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

## LEGAL DESCRIPTION OF PARCEL 4

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the POINT OF BEGINNING and the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence N 0°00'00" E, 523.75'; thence N 81°00'15" E, 165.96'; thence S 53°01'53" E, 55.71'; thence S 0°00'00" W, 523.12' to the POINT OF BEGINNING; containing 2.56 acres, more or less. Parcel is subject to any easements of record and/or usage.

## LEGAL DESCRIPTION OF PARCEL 5

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48' to the POINT OF BEGINNING; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve; thence N 0°00'00" E, 252.68' to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence N 56°17'35" E, 219.03' along the meander line to a meander point lying N 81°00'15" E, 67' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 523.75' to the POINT OF BEGINNING; including the lands between the meander line and the centerline of Reads Creek; containing 1.92 acres, more or less. Parcel is subject to any easements of record and/or usage.



*Michael G. Rochon*  
DATE SIGNED 1/15/2013

# PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



SHEET 4 of 5  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

## LEGAL DESCRIPTION OF PARCEL 6

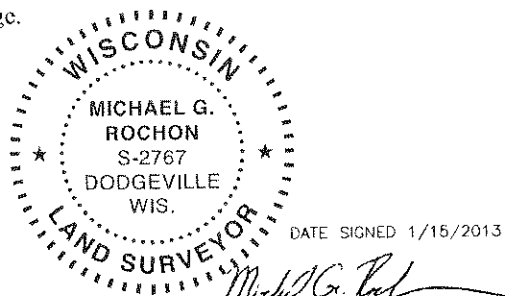
A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72' to the POINT OF BEGINNING; thence S 88°33'29" W, 28.78' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 420.60' to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 77°05'07" E, 134.23' along the meander line to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 252.68' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears S 22°41'12" E, 112.18'; thence 114.52' along said curve; thence S 1°26'31" E, 49.50' to the POINT OF BEGINNING; including the lands between the meander line and the centerline of Reads Creek; containing 1.51 acres, more or less. Parcel is subject to any easements of record and/or usage.

## LEGAL DESCRIPTION OF PARCEL 7

A parcel of land being part of the NE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 155.35' to the POINT OF BEGINNING; thence N 88°10'30" W, 213.01'; thence N 0°23'25" E, 383.88' to a meander point lying S 0°23'25" W, 90' more or less from the centerline of Reads Creek; thence S 59°17'08" E, 245.53' along the meander line to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 0°10'34" W, 265.25' to the POINT OF BEGINNING; including the lands between the meander line and the centerline of Reads Creek; containing 2.23 acres, more or less. Parcel is subject to any easements of record and/or usage.



**PLAT OF SURVEY**

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



SHEET 5 of 5  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

**LEGAL DESCRIPTION OF EASEMENT 1**

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip;

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence S 80°06'37" E, 36.51' to the Westerly right of way of USH. 61 / STH. 131 and to the beginning of said reference line; thence N 80°06'37" W, 118.73'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

**LEGAL DESCRIPTION OF EASEMENT 2**

A 33' wide strip of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have made a survey according to the instructions and/or description furnished me and that the plat drawn is a correct representation of that survey to the best of my knowledge and belief.

*Michael G. Rochon*

DATE SIGNED 1/15/2013

Michael G. Rochon, RLS No. S-2767

Date



472683

Document Number

WELL AGREEMENT

Document Title

472683  
KONNA SPAETH  
REGISTER OF DEEDS  
VERNON COUNTY, WI

Date Recorded: 09/20/2012  
Time Recorded: 08:30 AM

Recording Area Pa. 30.00 8 pgs.

Name and Return Address

Guy Nelson  
47251 Torgerson Rd.  
Soldiers Grove, WI 54655

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**READS CREEK ESTATES  
WELL AGREEMENT**

This Well Agreement is entered into by the undersigned parties to provide for the future continuous service of water for domestic residential purposes from the well located on the property hereinafter described; and to provide for the further upkeep, maintenance, operation, and, if necessary, replacement of said water well and system as may be necessary, and the parties hereto desire to formalize their agreement for a well and water system to service their property.

1. This Well Agreement shall serve parcels 2 through 8, inclusive, as shown on the attached legal descriptions, which are incorporated herein as Exhibit A.
2. The well serving the subject properties is located on parcel 8. The main water line currently exists from the well located on parcel 8 across each parcel terminating on parcel 2.
3. This Well Agreement shall be binding upon each of the aforesaid parcels 2 through 8 and shall run with the land and shall be binding on all current and future owners, their heirs, executors and assigns.
4. Each property owner shall maintain an account with the Reads Creek Homeowners Association LLC in an amount not less than \$250 for the purpose of paying for all costs and maintenance, repairs and upkeep for said well, water system and any related well and water system items including the water main extending from the well in parcel 8 then terminating on parcel 2.
5. This Well Agreement does not cover repairs or maintenance to lateral water lines or secondary water lines from the main water line service to residential premises or other private usages that may be located on each of the parcels; nor any damage done to the well and water system described above that may occur due to the actions of any of the owners of the aforesaid parcels (including their guests and invitees) all which shall be the sole responsibility of said parcel owner.
6. In the event sums are expended from said account for purposes described herein the parcel owner shall within ten (10) days restore said account to a sum of not less than \$250. In the event any repair or replacement costs shall exceed the sum of \$250 per parcel, then said parcel owner shall immediately pay such share and further restore said fund to not less than \$250. each parcel owner shall pay, in addition to the above, \$120 per year for electrical, meter and other well expenses.
7. The well and water system shall provide water to each parcel in a reasonable amount for residential single family purposes only.


8. Reads Creek Homeowners Association LLC may from time to time amend this agreement including raising or lowering the minimum amounts of deposit required. Such amendments shall be in writing and shall be recorded with the Vernon County Register of Deeds office.

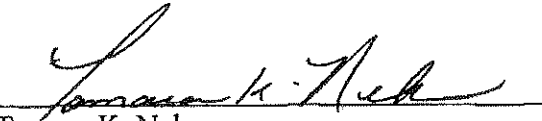
9. In the event that any party shall breach this agreement, the Reads Creek Homeowners Association LLC may enforce the terms thereof in a court of law and shall be entitled to recover its reasonable costs, expert fees and attorney fees.

10. This Well Agreement may be terminated by mutual agreement in writing by the owners of all the parcels described herein.

OWNER

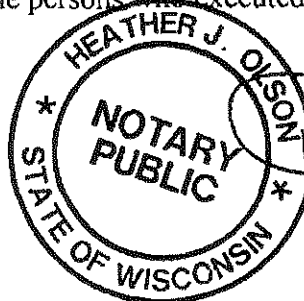
Dated 13 day of Sept., 2012

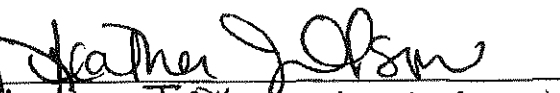
  
\_\_\_\_\_  
Guy M. Nelson

  
\_\_\_\_\_  
Tamara K. Nelson

STATE OF WISCONSIN    )  
  ) ss  
VERNON COUNTY         )

Personally came before me the above named, Guy M. Nelson and Tammy Nelson, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



  
\_\_\_\_\_  
(Heather J. Olson typed or printed names)  
Notary Public, State of Wisconsin  
My Commission: 11/2/14

This Instrument Drafted By:  
David L. Abt  
ABT LAW OFFICE  
210 North Main Street  
Westby, WI 54667  
(608) 634-2157

## PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



**FULLCIRCLE**  
ENGINEERING & SURVEYING

SHEET 2 of 5  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

Exhibit A

### LEGAL DESCRIPTION OF PARCEL 2

A parcel of land being part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28' to the POINT OF BEGINNING; thence N 80°06'37" W, 82.22'; thence S 73°38'03" W, 152.37'; thence N 47°17'44" W, 208.03'; thence N 0°00'00" E, 380.72'; thence S 61°20'18" E, 453.73'; thence S 3°45'10" W, 275.96' to the POINT OF BEGINNING; containing 3.32 acres, more or less. Parcel is subject to any easements of record and/or usage.

### LEGAL DESCRIPTION OF PARCEL 3

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the POINT OF BEGINNING and the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve; thence N 0°00'00" E, 523.12'; thence S 53°01'53" E, 131.92'; thence N 85°57'50" E, 101.02'; thence S 0°00'00" W, 523.12' to the POINT OF BEGINNING; containing 2.38 acres, more or less. Parcel is subject to any easements of record and/or usage.

## PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



**FULLCIRCLE**  
ENGINEERING & SURVEYING

SHEET 3 of 5  
JOB ID: 12040618  
FIELD CREW: MGR  
DWG. BY: MGR

### LEGAL DESCRIPTION OF PARCEL 4

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the POINT OF BEGINNING and the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence N 0°00'00" E, 523.75'; thence N 81°00'15" E, 165.96'; thence S 53°01'53" E, 55.71'; thence S 0°00'00" W, 523.12' to the POINT OF BEGINNING; containing 2.56 acres, more or less. Parcel is subject to any easements of record and/or usage.

### LEGAL DESCRIPTION OF PARCEL 5

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48' to the POINT OF BEGINNING; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve; thence N 0°00'00" E, 252.68' to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence N 56°17'35" E, 219.03' along the meander line to a meander point lying N 81°00'15" E, 67' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 523.75' to the POINT OF BEGINNING; including the lands between the meander line and the centerline of Reads Creek; containing 1.92 acres, more or less. Parcel is subject to any easements of record and/or usage.

## PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



**FULLCIRCLE**  
ENGINEERING & SURVEYING

SHEET 4 of 5  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

### LEGAL DESCRIPTION OF PARCEL 6

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72' to the POINT OF BEGINNING; thence S 88°33'29" W, 28.78' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 420.60' to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 77°05'07" E, 134.23' along the meander line to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 252.68' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears S 22°41'12" E, 112.18'; thence 114.52' along said curve; thence S 1°26'31" E, 49.50' to the POINT OF BEGINNING; including the lands between the meander line and the centerline of Reads Creek; containing 1.51 acres, more or less. Parcel is subject to any easements of record and/or usage.

### LEGAL DESCRIPTION OF PARCEL 7

A parcel of land being part of the NE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 155.35' to the POINT OF BEGINNING; thence N 88°10'30" W, 213.01'; thence N 0°23'25" E, 383.88' to a meander point lying S 0°23'25" W, 90' more or less from the centerline of Reads Creek; thence S 59°17'08" E, 245.53' along the meander line to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 0°10'34" W, 265.25' to the POINT OF BEGINNING; including the lands between the meander line and the centerline of Reads Creek; containing 2.23 acres, more or less. Parcel is subject to any easements of record and/or usage.

## PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



**FULLCIRCLE**  
ENGINEERING & SURVEYING

SHEET 5 of 5  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

### LEGAL DESCRIPTION OF EASEMENT 1

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip;

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28' to the beginning of said reference line; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

### LEGAL DESCRIPTION OF EASEMENT 2

A 33' wide strip of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

### SURVEYOR'S CERTIFICATE

I hereby certify that I have made a survey according to the instructions and/or description furnished me and that the plat drawn is a correct representation of that survey to the best of my knowledge and belief.

\_\_\_\_\_  
Michael G. Rochon, RLS No. S-2767

\_\_\_\_\_  
Date

472683

**PLAT OF SURVEY**

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



SHEET 1 of 1  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

**LEGAL DESCRIPTION OF PARCEL 8**

A parcel of land being part of the NE 1/4, SW 1/4, & SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, part in the Village of Readstown, part in the Town of Kickapoo, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 43°45'25" W, 1528.04' to the POINT OF BEGINNING; thence N 79°19'52" W, 100.86'; thence S 35°39'22" W, 510.86'; thence N 37°51'18" W, 638.36'; thence N 86°32'16" E, 577.14'; thence N 0°23'25" E, 19.67'; thence S 88°10'30" E, 213.01'; thence S 0°10'34" W, 155.35' to the POINT OF BEGINNING; containing 5.00 acres, more or less. Parcel is subject to any easements of record and/or usage.

472684

Document Number

COVENANTS, CONDITIONS & RESTR.

Document Title

472684  
KONNA SPAETH  
REGISTER OF DEEDS  
VERNON COUNTY, WI

Date Recorded: 09/20/2012  
Time Recorded: 08:30 AM

Recording Area

*Pa. 30.00*

*9 pgs.*

Name and Return Address

Guy Nelson  
47251 Torgerson Rd.  
Soldiers Grove, WI 54655

**THIS PAGE IS PART OF THIS LEGAL DOCUMENT -- DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**READS CREEK ESTATES  
HOMEOWNERS ASSOCIATION LLC  
AND COVENANTS CONDITIONS AND RESTRICTIONS**

**PREAMBLE**

The purpose of the Reads Creek Estates Homeowners Association LLC (“Association”) is to protect the interest of the members (“owners”); and to further guarantee necessary services including but not limited to road maintenance, enforcement of the well agreement, snow removal, mowing and any other thing necessary for the health, safety and esthetics of the owners of the parcels of land described in Exhibit A attached hereto which is parcels 2 through 7. Further to provide for means of enforcement of the terms of this agreement.

**ARTICLE I**

**MEMBERS:** The owners of all of the parcels of land 2 through 7 described above shall be members of the Association and shall be required to comply with the terms and conditions of this agreement and to pay for any fees and services as set out herein.

The owners of each parcel described in Exhibit A shall designate one (1) person who shall be a voting member of this Association.

**ARTICLE II**

**MEETING:** Meetings shall be held on a not less than annual basis and from such other time as may be designated by majority vote of the persons entitled to vote as members of the Association. The management shall give at least ten (10) days written notice to each person designated as a voting member for said meeting. Said meetings may be held in person or by teleconference. Each person representing a parcel is entitled to one (1) vote on any issue presented for consideration. A majority vote on any issue so presented shall become the resolution of this Association. A quorum of 4 is necessary before any vote may be taken.

**ARTICLE III**

**MANAGEMENT:** A manager will be appointed by majority vote of the persons entitled to vote. The manager will be responsible for providing information on fees and services to property owners, collecting fees, identifying vendors, scheduling services, and paying vendors. A financial report will be required at each annual meeting and shall be provided in writing to each person entitled to vote. The manager shall be responsible for all services and enforcement of all restrictions set forth in this document.

#### ARTICLE IV

**SERVICES:** The services to be provided by the Association manager are, include but is not limited to:

1. Clear debris that is caused by flooding or other natural disasters. Clear litter from the property.
2. Mowing of the property as needed to maintain the lawns on each property.
3. Snow removal of the easement road as required.
4. Maintenance and repair of the easement road such that it is usable by automobile in all weather.
5. Enforce the terms of the Reads Creek Homeowners Association Well Agreement, a copy of which is attached hereto and incorporated herein as Exhibit B.

#### ARTICLE V

**COVENANTS AND RESTRICTIONS:** The purpose of the covenants and restrictions set forth below is to maintain the property values and create cooperation among the parcel owners.

1. Fencing – no fencing or barriers of any type may be erected, maintained or otherwise cause to exist on the parcels 2 through 7 in the area designated on the survey map, a copy of which is attached hereto and incorporated herein as Exhibit C.

This provision does not preclude fencing which may be erected around each cabin in the area not designated above. No fencing of any type may exceed six (6) feet in height. No fencing may be installed without prior approval of the Association. The Association shall not unreasonably withhold said consent for any fence for which purpose is the security or safety of children and pets. The Association may require that any fencing including but not limited to chain link fencing, wood fencing, vinyl fencing or any other type of fencing be so constructed and designed so as to be esthetically compatible with the improvements on the parcels 2 through 7 above which determination shall be within the sole province of the Association.

2. No Further Subdivision – Parcels 2 through 7 may not be further subdivided.
3. Each parcel shall have not more than one (1) primary cabin or residence. The owners of any parcel may construct improvements, including but not limited to garages, outbuildings, patios and decks, upon obtaining proper permits from the Village of Readstown as well as approval of the Association (which approval may not be unreasonably withheld).

4. Parcel owners may allow the temporary placement or erection of tents, recreational vehicles, recreational equipment or general parking in the unfenced areas for a reasonable period of time as determined solely by the Association. Under no circumstances, may any part of the parcels 2 through 7, including the easement areas, be used for off road vehicles such as all-terrain vehicles, dirt bikes and similar vehicles.
5. All parcels shall be used strictly for single family residential purposes except for parcel 2 which shall be allowed to have commercial purposes. Parcels 3 through 7 shall be zoned with the Village of Readstown as residential. Parcel 2 shall be zoned commercial.

#### **ARTICLE VI**

**ENFORCEMENT:** The manager shall be responsible for enforcing the terms of this agreement. In the event the manager deems it necessary to hire attorneys or to file lawsuits to enforce the terms of the agreement, the Association shall be entitled to recover reasonable costs and attorneys fees.

#### **ARTICLE VII**

**MAINTENANCE ACCOUNT:** Each parcel owner shall maintain an account (in addition to the Well Agreement account) for the maintenance of the road and mowing of the lawns, snow removal, or other purposes consistent with this agreement, in an amount of not less than \$500. Upon the expenditure of sums from the maintenance account which reduce the account balance to \$250 or less, then said parcel owner shall promptly restore said account to \$500 within ten (10) days of notice from the manager. This account shall be designated as the Maintenance account.

#### **ARTICLE VIII**

**WELL AGREEMENT:** All expenses incurred pursuant to the Well Agreement or pursuant to the terms of this agreement, shall be allocated to each parcel on a prorated basis.

#### **ARTICLE IX**

**MOBILE HOME RESTRICTIONS:** No mobile homes of any type may be placed on parcels 2 through 7 above. No recreation trailers or motor homes may be kept on a permanent basis on any of the parcels 2 through 7. Permanency shall be determined solely by the Association.

#### **ARTICLE X**

**MANDATORY MEMBERSHIP:** Each owner of parcels 2 through 7 are required to be a member of the Association.



## PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



**FULLCIRCLE**  
ENGINEERING & SURVEYING

SHEET 2 of 5  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

### LEGAL DESCRIPTION OF PARCEL 2

A parcel of land being part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28' to the POINT OF BEGINNING; thence N 80°06'37" W, 82.22'; thence S 73°38'03" W, 152.37'; thence N 47°17'44" W, 208.03'; thence N 0°00'00" E, 380.72'; thence S 61°20'18" E, 453.73'; thence S 3°45'10" W, 275.96' to the POINT OF BEGINNING; containing 3.32 acres, more or less. Parcel is subject to any easements of record and/or usage.

### LEGAL DESCRIPTION OF PARCEL 3

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the POINT OF BEGINNING and the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve; thence N 0°00'00" E, 523.12'; thence S 53°01'53" E, 131.92'; thence N 85°57'50" E, 101.02'; thence S 0°00'00" W, 523.12' to the POINT OF BEGINNING; containing 2.38 acres, more or less. Parcel is subject to any easements of record and/or usage.

## PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



**FULLCIRCLE**  
ENGINEERING & SURVEYING

SHEET 3 of 5  
JOB ID: 12040618  
FIELD CREW: MGR  
DWG. BY: MGR

### LEGAL DESCRIPTION OF PARCEL 4

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the POINT OF BEGINNING and the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence N 0°00'00" E, 523.75'; thence N 81°00'15" E, 165.96'; thence S 53°01'53" E, 55.71'; thence S 0°00'00" W, 523.12' to the POINT OF BEGINNING; containing 2.56 acres, more or less. Parcel is subject to any easements of record and/or usage.

### LEGAL DESCRIPTION OF PARCEL 5

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48' to the POINT OF BEGINNING; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve; thence N 0°00'00" E, 252.68' to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence N 56°17'35" E, 219.03' along the meander line to a meander point lying N 81°00'15" E, 67' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 523.75' to the POINT OF BEGINNING; including the lands between the meander line and the centerline of Reads Creek; containing 1.92 acres, more or less. Parcel is subject to any easements of record and/or usage.

## PLAT OF SURVEY

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



**FULL CIRCLE**  
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SHEET 4 of 5  
JOB ID: 1204061B  
FIELD CREW: MGR  
DWG. BY: MGR

### LEGAL DESCRIPTION OF PARCEL 6

A parcel of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72' to the POINT OF BEGINNING; thence S 88°33'29" W, 28.78' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 420.60' to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 77°05'07" E, 134.23' along the meander line to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 252.68' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears S 22°41'12" E, 112.18'; thence 114.52' along said curve; thence S 1°26'31" E, 49.50' to the POINT OF BEGINNING; including the lands between the meander line and the centerline of Reads Creek; containing 1.51 acres, more or less. Parcel is subject to any easements of record and/or usage.

### LEGAL DESCRIPTION OF PARCEL 7

A parcel of land being part of the NE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 155.35' to the POINT OF BEGINNING; thence N 88°10'30" W, 213.01'; thence N 0°23'25" E, 383.88' to a meander point lying S 0°23'25" W, 90' more or less from the centerline of Reads Creek; thence S 59°17'08" E, 245.53' along the meander line to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 0°10'34" W, 265.25' to the POINT OF BEGINNING; including the lands between the meander line and the centerline of Reads Creek; containing 2.23 acres, more or less. Parcel is subject to any easements of record and/or usage.

472684

**PLAT OF SURVEY**

FOR: GUY NELSON  
P.O. BOX 245  
SOLDIERS GROVE, WI 54655



**FULLCIRCLE**  
ENGINEERING & SURVEYING

SHEET 5 of 5  
JOB ID: 12040618  
FIELD CREW: MGR  
DWG. BY: MGR

**LEGAL DESCRIPTION OF EASEMENT 1**

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip;

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28' to the beginning of said reference line; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

**LEGAL DESCRIPTION OF EASEMENT 2**

A 33' wide strip of land being part of the NE 1/4 and SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; then N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

**SURVEYOR'S CERTIFICATE**

I hereby certify that I have made a survey according to the instructions and/or description furnished me and that the plat drawn is a correct representation of that survey to the best of my knowledge and belief.

\_\_\_\_\_  
Michael G. Rochon, RLS No. S-2767

\_\_\_\_\_  
Date

477200

Document Number

STATE BAR OF WISCONSIN FORM 1

WARRANTY DEED

This Deed, made between Guy M. Nelson and Tamara K. Nelson, husband and wife and each in his and her own right, Grantor, and Richard A. Stepanovich, Grantee.

Grantor, for a valuable consideration conveys to Grantee the following described real estate in Vernon County, Wisconsin:

SEE ATTACHED EXHIBIT A

This deed is given in fulfillment of that certain land contract between the parties, said land contract being dated January 23, 2013 and recorded in the office of the Register of Deeds for Vernon County, Wisconsin, on January 28, 2013 as document number 475019.

Purchaser has right to use the holding tank on parcel 6 (described separately on the attached Exhibit B); if and when owner of parcel 6 also uses holding tank, all expenses to operate and maintain the tank shall be shared equally by the owner of the parcel hereby conveyed and the owner of parcel 6; this provision constitutes a covenant running with the parcel hereby conveyed and parcel 6.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of all liens and encumbrances except those created by the act or default of grantee.

Dated this 14th day of June, 2013.

*Guy M. Nelson*  
Guy M. Nelson

*Tamara K. Nelson*  
Tamara K. Nelson

ACKNOWLEDGMENT

STATE OF WISCONSIN)  
COUNTY OF CRAWFORD)

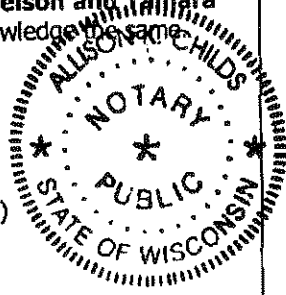
Personally came before me this 14th day of June, 2013, the above named Guy M. Nelson and Tamara K. Nelson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

*Allison K. Childs*

\* Allison K. Childs  
Notary Public, State of Wisconsin.

My Commission is permanent. (If not, state expiration date: 09-07, 14.)

THIS INSTRUMENT WAS DRAFTED BY  
David L. Jenkins, Jenkins and Stittsburg  
Viroqua Wisconsin



KONNA SPAETH, REG. OF DEEDS  
VERNON COUNTY, WI  
477200  
06/17/2013 09:40 AM  
RECORDING FEE: 30.00  
TRANSFER FEE: 0.00  
PAGE COUNT: 3

Recording Area  
Name and Return Address  
Royal Bank  
P.O. Box 38  
Gays Mills, WI.  
54631

Parcel Identification Numbers:  
176-00054-0002 and  
176-00057-0000  
This is not homestead property.

FEE EXEMPT  
77.25 (17)

\*Names of persons signing in any capacity should be typed or printed below their signatures

## EXHIBIT A

### Attachment to Warranty Deed:

Grantor: Guy M. Nelson and Tamara K. Nelson  
Grantee: Richard A. Stepanovich

### Legal Description:

#### PARCEL 5:

A parcel of land being part of the NE 1/4 and SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48' to the POINT OF BEGINNING; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve; thence N 0°00'00" E, 252.68' to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence N 56°17'35" E, 219.03' along the meander line to a meander point lying N 81°00'15" E, 67'

more or less from the centerline of Reads Creek; thence S 0°00'00" W, 523.75' to the POINT OF BEGINNING, including the lands between the meander line and the centerline of Reads Creek.

#### TOGETHER WITH AND SUBJECT TO the following easements:

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip; Commencing at the South 1/4 corner of said Section 7; thence N 3°45'10" E, 797.28'; thence S 80°06'37" E, 36.51' to the Westerly right of way of USH. 61 / STH. 131 and to the beginning of said reference line: Thence N 80°06'37" W, 118.73'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

A 33' wide strip of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line: Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

477200

**EXHIBIT B**

Attachment to Warranty Deed:

Grantor: Guy M. Nelson and Tamara K. Nelson  
Grantee: Richard A. Stepanovich

Legal Description:

PARCEL 6:

A parcel of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72' to the POINT OF BEGINNING; thence S 88°33'29" W, 28.78' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 420.60' to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 77°05'07" E, 134.23' along the meander line to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 252.68' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears S 22°41'12" E, 112.18'; thence 114.52' along said curve; thence S 1°26'31" E, 49.50' to the POINT OF BEGINNING, including the lands between the meander line and the centerline of Reads Creek.

474701

Document Number

STATE BAR OF WISCONSIN FORM 1

WARRANTY DEED

This Deed, made between Guy M. Nelson and Tamara K. Nelson, husband and wife and each in his and her own right, Grantor, and David E. Fawver and Patricia A. Fawver, husband and wife as survivorship marital property, Grantee.

Grantor, for a valuable consideration conveys to Grantee the following described real estate in Vernon County, Wisconsin:

SEE ATTACHED EXHIBIT A

Reserving unto Grantor right to grant use of the holding tank on parcel 6 to one other property purchaser; thereafter, if and when the Grantees, their heirs, successors, and assigns, also use said holding tank, all expenses to operate and maintain the tank shall be shared one-half by the owner(s) of the parcel granted such use, and one-half by the owner(s) of parcel 6; this provision constitutes a covenant running with parcel 6.

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in 2012.

Dated this 7 day of January, 2013.

Guy M. Nelson (signature)

Tamara K. Nelson (signature)

KONNA SPAETH, REG. OF DEEDS
VERNON COUNTY, WI
474701
01/08/2013 02:10 PM
RECORDING FEE: 30.00
TRANSFER FEE: 223.50
PAGE COUNT: 4

Recording Area
Name and Return Address
David Fawver
9121 176th Ave
Por 3 to 1, WI 53104

Parcel Identification Numbers:
176-00054-0002 and
176-00057-0000

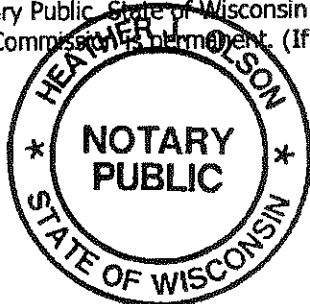
ACKNOWLEDGMENT

STATE OF WISCONSIN)
COUNTY OF VERNON)

Personally came before me this 7 day of January, 2013 the above named Guy M. Nelson and Tamara K. Nelson to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Heather J. Olson (signature)

Notary Public, State of Wisconsin
My Commission Expires: 11/2, 14



THIS INSTRUMENT WAS DRAFTED BY
David L. Jenkins, Jenkins and Stittsburg
Viroqua Wisconsin

\*Names of persons signing in any capacity should be typed or printed below their signatures

## EXHIBIT A

Attachment to Warranty Deed:

Grantor: Guy M. Nelson and Tamara K. Nelson  
Grantee: David E. Fawver and Patricia A. Fawver

Legal Description:

### PARCEL 6:

A parcel of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72' to the POINT OF BEGINNING; thence S 88°33'29" W, 28.78' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 420.60' to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 77°05'07" E, 134.23' along the meander line to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 252.68' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears S 22°41'12" E, 112.18'; thence 114.52' along said curve; thence S 1°26'31" E, 49.50' to the POINT OF BEGINNING, including the lands between the meander line and the centerline of Reads Creek.

TOGETHER WITH AND SUBJECT TO the following easements:

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip; Commencing at the South 1/4 corner of said Section 7; thence N 3°45'10" E, 797.28'; thence S 80°06'37" E, 36.51' to the Westerly right of way of USH. 61 / STH. 131 and to the beginning of said reference line: Thence N 80°06'37" W, 118.73'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

**EXHIBIT A (continued)**

Attachment to Warranty Deed:

Grantor: Guy M. Nelson and Tamara K. Nelson  
Grantee: David E. Fawver and Patricia A. Fawver

A 33' wide strip of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

**PARCEL 7:**

A parcel of land being part of the NE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 155.35' to the POINT OF BEGINNING; thence N 88°10'30" W, 213.01'; thence N 0°23'25" E, 383.88' to a meander point lying S 0°23'25" W, 90' more or less from the centerline of Reads Creek; thence S 59°17'08" E, 245.53' along the meander line to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 0°10'34" W, 265.25' to the POINT OF BEGINNING, including the lands between the meander line and the centerline of Reads Creek.

TOGETHER WITH the following easements:

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip; Commencing at the South 1/4 corner of said Section 7; thence N 3°45'10" E, 797.28'; thence S 80°06'37" E, 36.51' to the Westerly right of way of USH. 61 / STH. 131 and to the beginning of said reference line: Thence N 80°06'37" W, 118.73'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26';

474701

EXHIBIT A (continued)

Attachment to Warranty Deed:

Grantor: Guy M. Nelson and Tamara K. Nelson

Grantee: David E. Fawver and Patricia A. Fawver

thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

A 33' wide strip of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

499664

Document Number

STATE BAR OF WISCONSIN FORM 1

WARRANTY DEED

This Deed, made between David E. Fawver and Patricia A. Fawver, husband and wife, Grantor, and Crooked Creek Canoe LLC, a Wisconsin limited liability company, Grantee.

Grantor, for a valuable consideration conveys to Grantee the following described real estate in Vernon County, Wisconsin:

SEE ATTACHED EXHIBIT A

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in 2017.

KONNA SPAETH, REG. OF DEEDS  
VERNON COUNTY, WI  
499664  
09/28/2017 02:50 PM  
RECORDING FEE: 30.00  
TRANSFER FEE: 270.00  
PAGE COUNT: - - 4 - -  
TAX EXEMPT #

Recording Area  
Name and Return Address

Anthony & Melinda  
Sedlak  
58414 Cty Rd X  
Soldiers Grove, WI 57055

Parcel Identification Number:

176-00054-0003  
This is not homestead property.

4

*David E. Fawver*  
David E. Fawver

*Patricia A. Fawver*  
Patricia A. Fawver

ACKNOWLEDGMENT

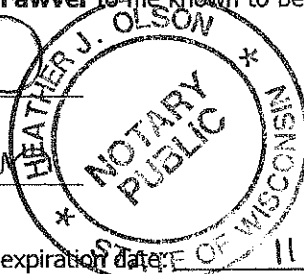
STATE OF WISCONSIN  
COUNTY OF Vernon

Personally came before me this 28 day of September, 2017, the above named **David E. Fawver and Patricia A. Fawver** to me known to be the persons who executed the foregoing instrument and acknowledge the same.

*Heather J. Olson*  
NOTARY SIGNATURE

Heather J. Olson

NOTARY PRINTED NAME  
Notary Public, State of Wisconsin.  
My Commission is permanent. (If not, state expiration date)



11/2, 18.)

THIS INSTRUMENT WAS DRAFTED BY  
**David L. Jenkins, Jenkins, Stittleburg and Menn**  
Viroqua Wisconsin

### Exhibit A

Grantor: David E. Fawver and Patricia A. Fawver  
Grantee: Crooked Creek Canoe LLC

#### Legal description:

##### PARCEL 6:

A parcel of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72' to the POINT OF BEGINNING; thence S 88°33'29" W, 28.78' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 420.60' to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 77°05'07" E, 134.23' along the meander line to a meander point lying S 0°00'00" W, 44' more or less from the centerline of Reads Creek; thence S 0°00'00" W, 252.68' to the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears S 22°41'12" E, 112.18'; thence 114.52' along said curve; thence S 1°26'31" E, 49.50' to the POINT OF BEGINNING, including the lands between the meander line and the centerline of Reads Creek.

#### TOGETHER WITH AND SUBJECT TO the following easements:

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip; Commencing at the South 1/4 corner of said Section 7; thence N 3°45'10" E, 797.28'; thence S 80°06'37" E, 36.51' to the Westerly right of way of USH. 61 / STH. 131 and to the beginning of said reference line: Thence N 80°06'37" W, 118.73'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

**Exhibit A - continued**

Grantor: David E. Fawver and Patricia A. Fawver  
Grantee: Crooked Creek Canoe LLC

A 33' wide strip of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

**PARCEL 7:**

A parcel of land being part of the NE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, to wit:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 36.41'; thence N 0°10'34" E, 155.35' to the POINT OF BEGINNING; thence N 88°10'30" W, 213.01'; thence N 0°23'25" E, 383.88' to a meander point lying S 0°23'25" W, 90' more or less from the centerline of Reads Creek; thence S 59°17'08" E, 245.53' along the meander line to a meander point lying S 0°10'34" W, 82' more or less from the centerline of Reads Creek; thence S 0°10'34" W, 265.25' to the POINT OF BEGINNING, including the lands between the meander line and the centerline of Reads Creek.

TOGETHER WITH the following easements:

A 49.50' wide strip of land being part of the SE 1/4 of the SE 1/4 of Section 7 and part of the SW 1/4 of the SW 1/4 of Section 8, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, the centerline lying 33' northerly of the following described reference line, said reference line being the southerly boundary of said strip;

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Exhibit A - continued

Grantor: David E. Fawver and Patricia A. Fawver  
Grantee: Crooked Creek Canoe LLC

Commencing at the South 1/4 corner of said Section 7; thence N 3°45'10" E, 797.28'; thence S 80°06'37" E, 36.51' to the Westerly right of way of USH. 61 / STH. 131 and to the beginning of said reference line: Thence N 80°06'37" W, 118.73'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 291.98' to the beginning of a curve, concave to the north, having a central angle of 12°06'39", a radius of 533.00', and whose long chord bears N 85°23'12" W, 112.45'; thence 112.66' along said curve; thence N 79°19'52" W, 82.66'; thence S 35°39'22" W, 110.08' to the end of said reference line.

A 33' wide strip of land being part of the NE 1/4 of the SE 1/4 and part of the SE 1/4 of the SE 1/4 of Section 7, T11N, R3W, Village of Readstown, Vernon County, Wisconsin, lying 16.50' on each side of the following described centerline line:

Commencing at the SE corner of said section 7; thence N 3°45'10" E, 797.28'; thence N 80°06'37" W, 82.22'; thence N 51°22'21" W, 125.39' to the beginning of a curve, concave to the southwest, having a central angle of 14°44'32", a radius of 916.89', and whose long chord bears N 58°44'37" W, 235.26'; thence 235.91' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 4°20'55", a radius of 916.89', and whose long chord bears N 68°17'20" W, 69.57'; thence 69.59' along said curve; thence N 70°27'47" W, 128.62' to the beginning of a curve, concave to the south, having a central angle of 4°14'53", a radius of 287.29', and whose long chord bears N 72°35'14" W, 21.30'; thence 21.30' along said curve to the beginning of curve; concave to the south, having a central angle of 16°43'50", a radius of 287.29', and whose long chord bears N 83°04'36" W, 83.59'; thence 83.89' along said curve; thence S 88°33'29" W, 125.48'; thence S 88°33'29" W, 137.72'; thence N 1°26'31" W, 49.50' to the beginning of said centerline and the beginning of a curve, concave to the west, having a central angle of 40°15'16", a radius of 163.01', and whose long chord bears N 22°41'12" W, 112.18'; thence 114.52' along said curve to the beginning of a curve, concave to the southwest, having a central angle of 27°19'53", a radius of 163.01', and whose long chord bears N 56°28'46" W, 77.02'; thence 77.76' along said curve; thence N 70°08'43" W, 71.54' to the end of said centerline.

# 2019 Real Estate Tax Summary

06/29/2021 04:15 PM

Page 1 Of 2

Parcel #: 176-00054-0003 176 - VILLAGE OF READSTOWN  
 Alt. Parcel #: VERNON COUNTY, WISCONSIN

**Tax Address:**  
 CROOKED CREEK CANOE LLC  
 S8414 COUNTY RD X  
 SOLDIERS GROVE WI 54655

**Owner(s):** O = Current Owner, C = Current Co-Owner  
 O - CROOKED CREEK CANOE LLC

**Districts:** SC = School, SP = Special

Type	Dist #	Description
SC	5960	KICKAPOO SCHOOL
SP	0300	SWWTC-FENNIMORE

**Property Address(es):** \* = Primary

**Abbreviated Description:** Acres: 3.760  
 (See recorded documents for a complete legal description.)  
 G PART OF NE SE & SE SE N.K.A. PART OF  
 LOT 6 & 7 OF A SURVEY

**Parcel History:**

Date	Doc #	Vol/Page	Type
09/28/2017	499664		WD
04/05/2013	476034		WD
01/28/2013	475021		WD
01/28/2013	475019		LC
01/08/2013	474701		WD
09/20/2012	472685		WD

more...

**Plat:** \* = Primary **Tract:** (S-T-R 40% 160% GL) **Block/Condo Bldg:**  
 \* N/A-NOT AVAILABLE 07-11N-03W SE SE  
 N/A-NOT AVAILABLE 07-11N-03W NE SE

Tax Bill #:	139210	Net Mill Rate	0.022199791	Installments	
<b>Certificate #:</b>	<b>589</b>	<b>Gross Tax</b>	1,648.55	<b>End Date</b>	<b>Total</b>
<b>Land Value</b>	21,600	<b>School Credit</b>	123.43	1 01/31/2020	733.43
<b>Improve Value</b>	47,100	<b>Total</b>	1,525.12	2 07/31/2020	733.42
<b>Total Value</b>	68,700	<b>First Dollar Credit</b>	58.27		
<b>Ratio</b>	0.8998	<b>Lottery Credit</b>	0.00		
<b>Fair Mrkt Value</b>	76,300	<b>Net Tax</b>	1,466.85		

	Amt Due	Amt Paid	Balance
<b>Net Tax</b>	1,466.85	0.00	1,466.85
<b>Special Assmnt</b>	0.00	0.00	0.00
<b>Special Chrg</b>	0.00	0.00	0.00
<b>Delinquent Chrg</b>	0.00	0.00	0.00
<b>Private Forest</b>	0.00	0.00	0.00
<b>Woodland Tax</b>	0.00	0.00	0.00
<b>Managed Forest</b>	0.00	0.00	0.00
<b>Prop. Tax Interest</b>		0.00	264.03
<b>Spec. Tax Interest</b>		0.00	0.00
<b>Prop. Tax Penalty</b>		0.00	0.00
<b>Spec. Tax Penalty</b>		0.00	0.00
<b>Other Charges</b>	0.00	0.00	0.00
<b>TOTAL</b>	1,466.85	0.00	1,730.88

*Interest Calculated For JUL 2021*

**Payment History:** (Posted Payments)

Date	Receipt #	Type	Amount
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**Key:** Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

# 2020 Real Estate Tax Summary

05/06/2021 09:10 AM

Page 1 Of 2

Parcel #: 176-00054-0003 176 - VILLAGE OF READSTOWN  
 Alt. Parcel #: VERNON COUNTY, WISCONSIN

**Tax Address:**  
 CROOKED CREEK CANOE LLC  
 S8414 COUNTY RD X  
 SOLDIERS GROVE WI 54655

**Owner(s):** O = Current Owner, C = Current Co-Owner  
 O - CROOKED CREEK CANOE LLC

**Districts:** SC = School, SP = Special

Type	Dist #	Description
SC	5960	KICKAPOO SCHOOL
SP	0300	SWWTC-FENNIMORE

**Property Address(es):** \* = Primary  
 \* 865 US HWY 61

**Abbreviated Description:** Acres: 3.760  
 (See recorded documents for a complete legal description.)  
 G PART OF NE SE & SE SE N.K.A. PART OF  
 LOT 6 & 7 OF A SURVEY

**Parcel History:**

Date	Doc #	Vol/Page	Type
09/28/2017	499664		WD
04/05/2013	476034		WD
01/28/2013	475021		WD
01/28/2013	475019		LC
01/08/2013	474701		WD
09/20/2012	472685		WD

more...

**Plat:** \* = Primary  
 \* N/A-NOT AVAILABLE  
 N/A-NOT AVAILABLE

**Tract:** (S-T-R 40% 160% GL) **Block/Condo Bldg:**  
 07-11N-03W SE SE  
 07-11N-03W NE SE

Tax Bill #:	165565	Net Mill Rate	0.022481801	Installments	
		Gross Tax	1,710.82	<b>End Date</b>	<b>Total</b>
		School Credit	121.36	1 01/31/2021	765.76
Land Value	21,600	Total	1,589.46	2 07/31/2021	765.75
Improve Value	49,100	First Dollar Credit	57.95		
Total Value	70,700	Lottery Credit	0.00		
Ratio	0.8671	Net Tax	1,531.51		
Fair Mrkt Value	85,700	<b>** UNPAID PRIOR YEAR TAXES **</b>			

	Amt Due	Amt Paid	Balance
Net Tax	1,531.51	1,531.51	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
<b>TOTAL</b>	<b>1,531.51</b>	<b>1,531.51</b>	<b>0.00</b>

**Payment History:** (Posted Payments)

Date	Receipt #	Type	Amount
01/23/2021	425	T	1,531.51

**Key:** Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax