

Cover page for:

Preliminary Title Report (with copies of recorded exceptions)

Prepared by:

Rusk County Abstract & Title
(File Number: LR 115351)

Auction Tracts 3, 4, 6, 8 & pt. 7

For auction conducted on September 20, 2017 by:

Schrader Real Estate and Auction Company, Inc.

On behalf of:

**Ronald L. Simek Revocable Trust,
Little Mondeaux Limousin, LLC**

and

Little Mondeaux Limousin Corporation

Note: The "Parcel" numbers in the preliminary title report do not correspond to the Auction Tract Numbers used to identify the auction tracts for purposes of the Agreement to Purchase and Exhibits A and B. The tract numberings are cross-referenced in the table below.

Parcel Numbers in Preliminary Title Report	Auction Tract Numbers
1	8
2	Pt. 6 & pt. 7
3	Pt. 6
4	Pt. 3, 4 & pt. 6
5	Pt. 3

Rusk County Abstract & Title

110 East 3rd Street North, PO Box 427, Ladysmith WI 54848

Phone 715-532-5404 Fax 715-532-5495

rcac@centurytel.net

www.rcabstractandtitle.com

Customer: Foley & Lardner LLP
111 North Orange Avenue, Suite 1800
Orlando, FL 32801-2386

File No.: LR 115351

Effective Date: September 5, 2017 at 8:45 am

We have made a title checking on the following real estate:

PARCEL 1:

- a) The Southeast Quarter of the Northeast Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-29-1 04-000-10000)
- b) The Southwest Quarter of the Northeast Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-29-1 03-000-10000)
- c) The Northwest Quarter of the Southeast Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-29-4 02-000-10000)

PARCEL 2:

- a) The Northeast Quarter of the Northwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin, EXCEPT the Northwest Quarter of the Northeast Quarter of the Northwest Quarter. (Tax Parcel No. 50-028-4-34-01-29-2 01-000-10000)
- b) The Southeast Quarter of the Northwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-29-2 04-000-10000)

PARCEL 3:

All that part of the Northwest Quarter of the Northwest Quarter in Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin, lying East of Mondeaux Creek.
(Tax Parcel No. 50-028-4-34-01-29-2 02-000-10000)

PARCEL 4:

- a) Government Lot 14, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-014-10000)
- b) Government Lot 15, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-015-10000)
- c) Government Lot 22, EXCEPT the South 33 feet thereof, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-022-10000)
- d) Government Lot 23, EXCEPT the South 100 feet thereof, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-023-10000)
- e) The Northwest Quarter of the Southeast Quarter, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-4 02-000-10000)

- f) The Southwest Quarter of the Southeast Quarter, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-4 03-000-10000)
- g) The Southeast Quarter of the Southeast Quarter, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-4 04-000-10000)
- h) The Southeast Quarter of the Northeast Quarter, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-1 04-000-10000)
- i) The Northeast Quarter of the Southeast Quarter, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-4 01-000-10000)
- j) The Northeast Quarter of the Northeast Quarter, EXCEPT that portion thereof described as follows: Commencing at a point in the Northeast corner inside the public highways, running West parallel with said highway 660 feet; thence South 330 feet; thence East 660 feet; thence North 330 feet to the place of beginning, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-1 01-000-20000)
- k) Government Lot 13, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-013-10000)
- l) Government Lot 24, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-024-10000)
- m) The Northwest Quarter of the Northwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin, EXCEPT land lying East of Mondeaux Creek, AND EXCEPT the following described parcel: Beginning at the Northwest corner of said Section 29, thence East along the centerline of County Highway I approximately 584 feet; thence South 5° West along an existing fence line, 564 feet to the North edge of a concrete slab; thence South 80° West approximately 570 feet to the West line of said Northwest Quarter of the Northwest Quarter; thence North along said West line 690 feet to the point of beginning. (Tax Parcel No. 50-028-4-34-01-29-2 02-000-20000)
- n) The Southwest Quarter of the Northwest Quarter, EXCEPT land lying East of Mondeaux Creek, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-29-2 03-000-10000)
NOTE: *The tax bill for this parcel shows the entire SWNW, however, no documentation was found of record conveying that portion lying East of the creek to Little Mondeaux Limousin Corporation.*

PARCEL 5:

- a) The South 33 feet of Government Lot 22, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-022-20000)
- b) The South 100 feet of Government Lot 23, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. (Tax Parcel No. 50-028-4-34-01-30-5 05-023-20000)

And find as follows:

PARCEL 1:

In Document No. 332429, dated August 10, 2005, recorded in the office of the Register of Deeds for Price County, Wisconsin on August 17, 2005, we find a Special Warranty Deed from Plum Creek Timberlands, L.P., a Delaware limited partnership to Little Mondeaux Limousin, L.L.C.

In Volume 4 Records, Page 559 as Document No. 293559, recorded in the office of the Register of Deeds for Price County, Wisconsin on December 30, 1998, we find an Order of Conversion and Designation of Managed Forest Lands to Nekoosa Papers Inc.

In Document No. 334446, dated November 12, 2005, recorded in the office of the Register of Deeds for Price County, Wisconsin on December 29, 2005, we find a Managed Forest Law Transfer Order from Plum Creek Timberlands L.P. to Little Mondeaux Limosine LLC.

PARCEL 2:

In Document No. 335842, dated January 31, 2006, recorded in the office of the Register of Deeds for Price County, Wisconsin on April 25, 2006, we find a Warranty Deed from William A. Noziska and Daniel C. Noziska, tenants in common to Little Mondeaux Limousin, LLC, a Wisconsin limited liability company.

PARCEL 3:

In Document No. 335843, dated January 26, 2006, recorded in the office of the Register of Deeds for Price County, Wisconsin on April 25, 2006, we find a Warranty Deed from JLC Partnership, a partnership organized and existing under the laws of the State of Wisconsin to Little Mondeaux Limousin, LLC, a Wisconsin limited liability company.

PARCEL 4:

In Volume 388 Records, Page 147 as Document No. 283868, dated January 28, 1997, recorded in the office of the Register of Deeds for Price County, Wisconsin on January 31, 1997, we find a Warranty Deed from Mountain Concepts, Inc., a corporation organized and existing under the laws of the State of Nevada to Little Mondeaux Limousin Corporation, a Nevada Corporation.

In Document No. 356323, dated September 20, 2010, recorded in the office of the Register of Deeds for Price County, Wisconsin on February 3, 2011, we find a Right of Way Easement from Little Mondeaux Lim Corp to Price Electric Cooperative.

In Document No. 356324, dated September 20, 2010, recorded in the office of the Register of Deeds for Price County, Wisconsin on February 3, 2011, we find a Right of Way Easement from Little Mondeaux Lim Corp to Price Electric Cooperative.

In Document No. 368650, dated June 30, 2014, recorded in the office of the Register of Deeds for Price County, Wisconsin on July 2, 2014, we find an Easement Agreement by and between Little Mondeaux Limousin Corporation, Little Mondeaux Limousin, LLC and the Frances L. Simek Family Trust.

PARCEL 5:

In Document No. 335844, dated January 31, 2006, recorded in the office of the Register of Deeds for Price County, Wisconsin on April 25, 2006, we find a Warranty Deed from Donald H. Vickerman to Little Mondeaux Limousin, LLC, a Wisconsin limited liability company.

In Document No. 368650, dated June 30, 2014, recorded in the office of the Register of Deeds for Price County, Wisconsin on July 2, 2014, we find an Easement Agreement by and between Little Mondeaux Limousin Corporation, Little Mondeaux Limousin, LLC and the Frances L. Simek Family Trust.

Tax Information:

PARCEL 1:

General Taxes for the year 2016 are paid in full, in the amount of \$74.80, \$74.80, \$31.60.
Tax Parcel No. 50-028-4-34-01-29-1 04-000-10000, 50-028-4-34-01-29-1 03-000-10000,
50-028-4-34-01-29-4 02-000-10000.

PARCEL 2:

General Taxes for the year 2016 are paid in full, in the amount of \$346.96, \$260.22.
Tax Parcel No. 50-028-4-34-01-29-2 01-000-10000, 50-028-4-34-01-29-2 04-000-10000.

PARCEL 3:

General Taxes for the year 2016 are paid in full, in the amount of \$237.09.
Tax Parcel No. 50-028-4-34-01-29-2 02-000-10000.

PARCEL 4:

General Taxes for the year 2016 are paid in full, in the amount of \$383.59, \$111.80, \$190.82, \$1069.81, \$119.52,
\$616.82, \$616.82, \$119.52, \$424.08, \$1330.62, \$723.43, \$1102.58, \$208.17, \$946.45. Tax Parcel No.
50-028-4-34-01-30-5 05-014-10000, 50-028-4-34-01-30-5 05-015-10000, 50-028-4-34-01-30-5 05-022-10000,
50-028-4-34-01-30-5 05-023-10000, 50-028-4-34-01-30-4 02-000-10000, 50-028-4-34-01-30-4 03-000-10000,
50-028-4-34-01-30-4 04-000-10000, 50-028-4-34-01-30-1 04-000-10000, 50-028-4-34-01-30-4 01-000-10000,
50-028-4-34-01-30-1 01-000-20000, 50-028-4-34-01-30-5 05-013-10000, 50-028-4-34-01-30-5 05-024-10000,
50-028-4-34-01-29-2 02-000-20000, 50-028-4-34-01-29-2 03-000-10000.

PARCEL 5:

General Taxes for the year 2016 are paid in full, in the amount of \$21.20, \$52.05. Tax Parcel No.
50-0284-34-01-30-5 05-022-20000, 50-028-4-34-01-30-5 05-023-20000.

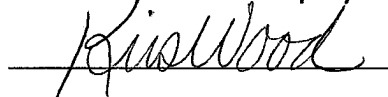
Judgments and Liens:

We have checked for Judgments and Liens against **Little Mondeaux Limousin, L.L.C., Little Mondeaux Limousin, LLC, a Wisconsin limited liability company, Little Mondeaux Limousin Corporation, a Nevada Corporation** and have found none docketed or filed in the offices of the Court or Register of Deeds for Price County, Wisconsin.

This report is for informational purposes only. It is not intended to be and should not be used as a substitute for a Title Insurance Commitment or Policy. It is not to be used as a "SEARCH" in order to produce a Title Insurance Commitment or Policy by another Title insurance Company or Agent. If this report is used as the bases for the production of a policy of Title Insurance, the Title Company or agent ordering the report or relying upon it does so at their own risk. If the full protection of a Title Insurance Commitment or policy is required, please contact us and we will issue a Title Insurance commitment and charge a fee pursuant to rates filed with the office of the Commissioner of Insurance which correspond to the liability assumed.

This report does not represent a detailed examination of each instrument affecting the said premises. We make no representation as to the legal or merchantable quality of said premises which can be determined only by a complete abstract and attorney's opinion.

Rusk County Abstract Company



STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
293559 FINDING OF FACT, CONCLUSIONS OF LAW AND ORDER OF CONVERSION AND DESIGNATION

62nd

ORDER NO. 51 255 1999 Date of Order: NOVEMBER 9, 1998 EFFECTIVE DATE: JAN. 1, 1999

IN THE MATTER OF THE DESIGNATION OF LAND LOCATED IN PRICE COUNTY, AS MANAGED FOREST LAND FOR A PERIOD OF 50 YEARS ON PETITION OF THE FOLLOWING PARTIES:

Petitioner **NEKOOSA PAPERS INC TOWN OF OGEMA**
100 WISCONSIN RIVER DR
PORT EDWARDS WI 54469

REGISTER OF DEEDS OFFICE
 PRICE COUNTY, WIS.
 Received for Record

8:15 DEC 30 1998
 AT 8:15 A.M. DULY RECORDED IN
 VOL 4 OF RECORDS ON PAGE 559-585
 J. H. [Signature]
 REGISTER OF DEEDS

FINDINGS OF FACT

1. The Petitioner has filed a timely petition in accordance with s. 77.82(4m), stats., to convert land entered as Forest Crop Land to Managed Forest Land.
2. The lands described in the petition meet the eligibility requirements of Sec. 77.82(1), stats.
3. The facts in the petition are correct.
4. A merchantable stand of timber will be developed on the land.
5. The use of the land as Managed Forest Land is not incompatible with the existing uses of land in the municipality.
6. There are no delinquent taxes on the land.

Department of Natural Resources,
 Forest Tax Section,
 P.O. Box 7963, Madison, WI 53707

See PIN below

CONCLUSIONS OF LAW

Parcel Identification Number

The Department of Natural Resources, pursuant to Section 77.82(8), Stats., based upon the foregoing Findings of Fact is required to approve the petitioner's petition and convert the designation of the land described in the petition as Managed Forest Land.

ORDER

IT IS HEREBY ORDERED that the following lands be converted from its present designation as Forest Croplands to designation as Managed Forest Land:

	PARCEL ID NUMBER	OPEN ACRES	CLOSED ACRES	TOTAL ACRES
TOWNSHIP 34 NORTH RANGE 01 EAST				
SECTION 01	SESW	40.00	.00	40.00
06	LOT 008	40.00	.00	40.00
	LOT 009	40.00	.00	40.00
	LOT 011	40.00	.00	40.00
	LOT 012	40.00	.00	40.00
	LOT 013	40.00	.00	40.00
	LOT 018	40.00	.00	40.00
17	SENW	40.00	.00	40.00
	NESW	40.00	.00	40.00
	SWSW	40.00	.00	40.00
	SESW	40.00	.00	40.00
18	NESE	40.00	.00	40.00
	SESE	40.00	.00	40.00
19	LOT 001	40.00	.00	40.00

CONTINUED ON NEXT PAGE

NOTICE OF APPEAL RIGHTS ON THE REVERSE SIDE OF THIS SHEET

Pursuant to s. 77.91(6), Wis. Stats., the authentication requirements of s. 706.05(2)(b), stats., do not apply to this order.

STATE OF WISCONSIN
 DEPARTMENT OF NATURAL RESOURCES
 FOR THE SECRETARY
 BY *Kenneth R. Hyman*
 CHIEF
 FOREST TAX SECTION - PH (608)266-3545

THIS INSTRUMENT DRAFTED BY STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Form 2450-166
 Rev. 11-97

VOL 4 PG. 559

Cont. from Pg. 559

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
FINDING OF FACT, CONCLUSIONS OF LAW AND
ORDER OF CONVERSION AND DESIGNATION

ORDER NO. 51 255 1999 Date of Order: NOVEMBER 9, 1998 EFFECTIVE DATE: JAN. 1, 1999

IN THE MATTER OF THE DESIGNATION OF LAND LOCATED IN
 PRICE COUNTY, AS MANAGED FOREST LAND FOR A PERIOD
 OF 50 YEARS ON PETITION OF THE FOLLOWING PARTIES:

Petitioner **NEKOOSA PAPERS INC TOWN OF OGEMA**
100 WISCONSIN RIVER DR
PORT EDWARDS WI 54469

FINDINGS OF FACT

1. The Petitioner has filed a timely petition in accordance with s. 77.82(4m), state, to convert land entered as Forest Crop Land to Managed Forest Land.
2. The lands described in the petition meet the eligibility requirements of Sec. 77.82(1), state.
3. The facts in the petition are correct.
4. A merchantable stand of timber will be developed on the land.
5. The use of the land as Managed Forest Land is not incompatible with the existing uses of land in the municipality.
6. There are no delinquent taxes on the land.

Department of Natural Resources,
 Forest Tax Section,
 P.O. Box 7963, Madison, WI 53707

See PIN below

Parcel Identification Number

CONCLUSIONS OF LAW

The Department of Natural Resources, pursuant to Section 77.82(8), Stats., based upon the foregoing Findings of Fact is required to approve the petitioners' petition and convert the designation of the land described in the petition as Managed Forest Land.

ORDER

IT IS HEREBY ORDERED that the following lands be converted from its present designation as Forest Croplands to designation as Managed Forest Land:

	PARCEL ID NUMBER	OPEN ACRES	CLOSED ACRES	TOTAL ACRES
TOWNSHIP 34 NORTH RANGE 01 EAST				
SECTION 22	NENW	40.00	.00	40.00
	SESW	40.00	.00	40.00
	NESE	40.00	.00	40.00
	NWSE	40.00	.00	40.00
25	NWSE, EX ROW	33.86	.00	33.86
28	SESW	40.00	.00	40.00
29	SWNE	40.00	.00	40.00
	SENE	40.00	.00	40.00
	NWSE	40.00	.00	40.00
30	LOT 001	40.00	.00	40.00
	LOT 002	40.00	.00	40.00
	LOT 003	40.00	.00	40.00
	LOT 010	40.00	.00	40.00
	LOT 011	40.00	.00	40.00
	LOT 012	40.00	.00	40.00

CONTINUED ON NEXT PAGE

NOTICE OF APPEAL RIGHTS ON THE REVERSE SIDE OF THIS SHEET

Pursuant to s. 77.91(6), Wis. Stats., the authentication requirements of s. 706.05(2)(b), stats., do not apply to this order.



THIS INSTRUMENT DRAFTED BY STATE OF WISCONSIN
 DEPARTMENT OF NATURAL RESOURCES

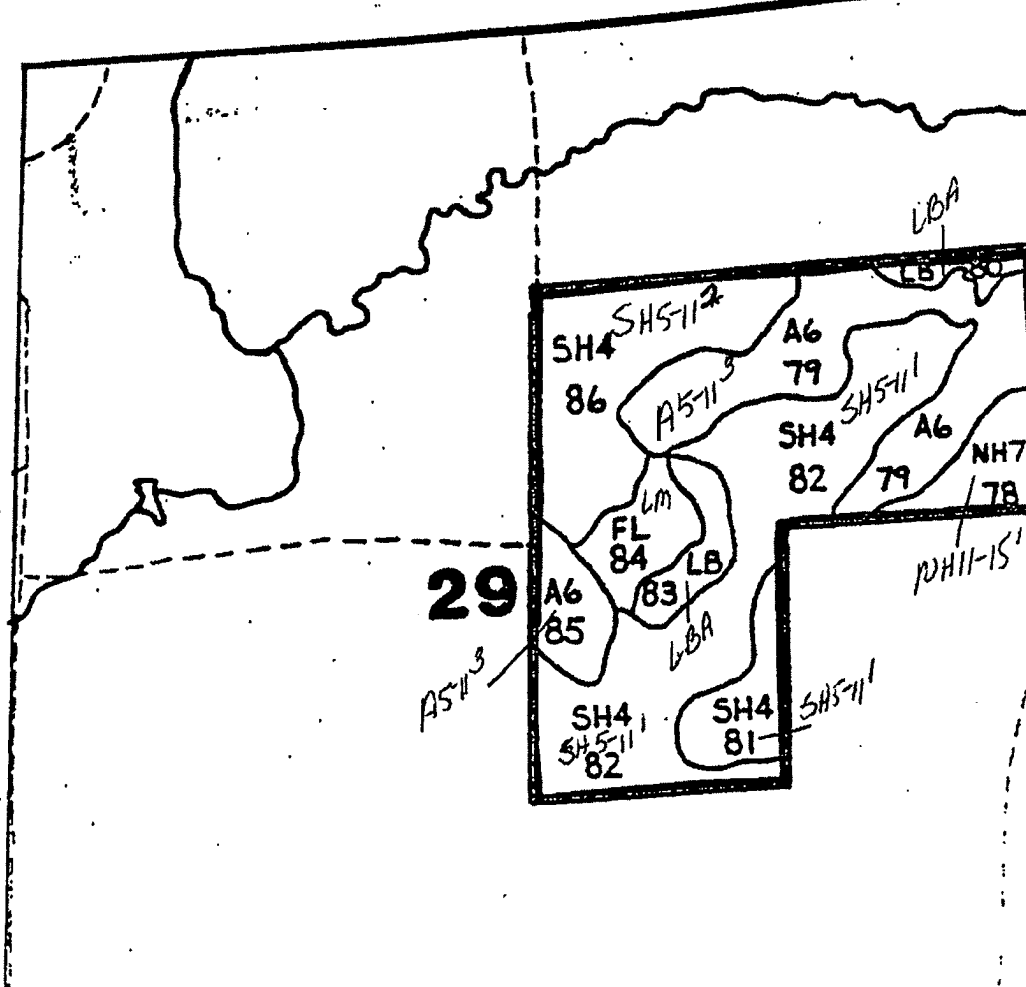
STATE OF WISCONSIN
 DEPARTMENT OF NATURAL RESOURCES
 FOR THE SECRETARY
 BY *Kenneth R. Hyman*
 CHIEF
 FOREST TAX SECTION - PH (608)266-3545

Form 2450-166
 Rev. 11-97

Cont. from Pg. 559.

ORDER NUMBER 51-255-1999	MANAGED FOREST LAW MAP Form 245D-133 2-87	Acres 120.00
Co. Code/Seq. No./Yr. of Entry	Owner's Name Nekoosa Papers Inc.	Town or Village Name Ogema
Street or Route 100 Wisconsin River Drive	Township No. 34	County Price
City, State, Zip Code Port Edwards, WI 54469	Range 1	Section 29
	Closed Acres	Open Acres 120

LEGEND: Closed Area  Section Diagram
Open Area  8" = 1 Mile
Prepared By Marilyn Jacobs Date 1-7-9



334446

15³

Managed Forest Law - Transfer Order
issued by Wisconsin Department of Natural Resources

Order No: 51 283 1999 Effective Date: November 12, 2005

Page 1 of 3

In the matter of the designation of land under Managed Forest Law

Order No: 51 255 1999 located in
Price County, Town of Ogema

Formerly
Owned by: Plum Creek Timberlands L P

Address: 1411 N 4th St
Tomahawk, WI 54487

Upon the Petition for Transfer to:

Petitioner(s): Little Mondeaux Limosine LLC

Address: C/O Ronald Simek
P O Box 562
Genoa, NV 89411

REGISTER OF DEEDS OFFICE
PRICE COUNTY, WIS.
Received for Record

DEC 29 2005

AT 8 O'CLOCK A M. DULY RECORDED
Judith L. Clark
REGISTER OF DEEDS

Register of Deeds: Return document and invoice to

Department of Natural Resources,
Forest Tax Section,
P.O.Box 7963, Madison, WI 53707

See Parcel Identification No. below

FINDINGS OF FACT

1. Lands enrolled under the Managed Forest Law for a 50 year period have been transferred by Deed. The new owner (Little Mondeaux Limosine LLC) has petitioned the Department of Natural Resources to continue Managed Forest Law designation for the parcel, agreed to comply with the terms of the Managed Forest Law, and certified an intent to comply with the forest management plan for the parcel. This is a **partial transfer** of land designated under MFL Order No. 51 255 1999.

CONCLUSIONS OF LAW

1. The Department of Natural Resources, pursuant to s.77.88(2)(c), Wis. Stats., is required to issue an order continuing the designation of the Managed Forest Land under the new ownership.

ORDER

1. **It is hereby ordered** that the **Managed Forest Law** designation for the following lands be transferred to the petitioner(s) for the time remaining from the 50 year period of the original Order of Designation; and be assigned MFL Order No. 51 283 1999.

Township	Section	Range	East	Parcel Identification No.	Open Acres	Closed Acres	Total Acres
34 North	29	01	East	028-1081-08	0.000	40.000	40.000
				028-1081-09	0.000	40.000	40.000
				028-1082-10	40.000	0.000	40.000
Total Acreage for Order					40.000	80.000	120.000

continued

Notice of Appeal Rights - See Reverse

Date of Order: November 12, 2005

Pursuant to s.77.91(6), Wis. Stats.,
the authentication requirements of
s.706.05(2)(b), stats., do not apply to this order.

This instrument drafted by State of Wisconsin
Department of Natural Resources

Form ID: 2450-171 (TP)

State of Wisconsin
Department of Natural Resources
For the Secretary

By *Robert J. Mather*
Robert J. Mather

FOREST TAX SECTION - (608)266-3545

NOTICE OF APPEAL OR REVIEW RIGHTS

If you believe that you have a right to challenge this decision, you should know that Wisconsin Statutes and the Wisconsin Administrative Code establish time periods within which requests to review department decisions must be filed. These time periods and appeal rights are as follows:

1. Any person aggrieved by this decision which adversely affects substantial interests of such person may seek judicial review of the decision pursuant to ss. 227.52 and 227.53, Wis. Stats. A petition for such review must be filed within 30 days after service of this decision.
2. A petitioner under s. 77.82, Wis. Stats. or an owner of Managed Forest land who is adversely affected by a decision of the department under subch. VI, ch. 77, Wis. Stats., other than as provided in ss. 77.88(2)(c) and (2)(f), Wis. Stats., is entitled to a contested case hearing under ch. 227, Wis. Stats. Review must be sought within 30 days after service of this decision. Petitions must be filed and served in accordance with s. 227.42, Wis. Stats., and ch. NR 2, Wis. Admin. Code.

The respondent in an action for review is the Department of Natural Resources. You may wish to seek legal counsel for aid and assistance.

Order No: 51 283 1999 Effective Date: November 12, 2005

Page 3 of 3

In the matter of the designation of land under Managed Forest Law

Order No: 51 255 1999 located in

Price County, Town of Ogema

----- continuation -----

(Note: Since the Open/Closed designation of MFL land can be adjusted upon transfer, the status shown above may be different than the former owner's listing. **Changes in the Open/Closed status and associated tax rates go into effect on January 1, 2006.**)

3000

356323

PRICE ELECTRIC COOPERATIVE
RIGHT OF WAY EASEMENT
FOR RURAL ELECTRIC LINE

Document Number

REGISTER OF DEEDS OFFICE
PRICE COUNTY, WIS.
Received for Record

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned person (s)

Authorized officer of Little Mondeaux Lim Corp

FEB 03 2011

10
AT O'CLOCK A.M. DULY RECORDED
J. Farkas
REGISTER OF DEEDS

For a good and valuable consideration, the receipt of which is hereby acknowledged, do(es) grant and convey unto PRICE ELECTRIC COOPERATIVE, a cooperative incorporated under the laws of the State of Wisconsin, whose post office address is in Phillips, Wisconsin, and to its successors and assigns, the right to enter upon the lands of the undersigned, situated in the County of Price, State of Wisconsin, and more particularly described as follows:

Name & Return Address:

Price Electric Cooperative
508 N Lake Avenue; P.O. Box 110
Phillips, WI 54555
(715) 339-2155 or (800) 884-0881

FOR AN OVERHEAD ELECTRIC LINE:
A forty foot (40') wide strip of land for a right-of-way.

FOR AN UNDERGROUND ELECTRIC LINE:
A fifteen foot (15') wide strip of land for a right-of-way

028108509000

TOWNSHIP 34N RANGE 1E SECTION 30

Parcel Identification Number (Pin)

Complete Legal Description:

30-34-1E GOVT LOT 15

Right of Way Easement for underground service lines:

and to place, construct, reconstruct, rephase, operate, maintain, relocate and replace thereon, overhead or underground, and in or upon all streets, roads, or highways on or abutting said lands an electric distribution and/or transmission line, or lines, or systems, of single and/or multiple pole type structure including all the supporting devices, and from time to time, to cut down, trim, control the growth of, or eliminate by the use of chemical or mechanical means, such trees, shrubbery and other plant growth under or adjacent to said lines, as it deems appropriate to properly construct, operate, and maintain said lines and to eliminate present of future hazards to the rendition of adequate service thereby, and the right to license, permit, or otherwise agree to the joint use or occupancy of the line or system by any other person, association or corporation for electrification or telephone purposes. Grantee shall have the right, in its discretion, at any time, to replace all or any portions of the lines constructed above ground level, with the lines and appurtenances placed underground at the same or different location.

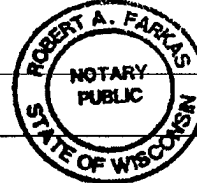
In granting this easement it is understood that the location of all poles and supporting devices will be such as to form the least possible interference with existing land use, so long as it does not materially increase the cost of construction, and is consistent with sound engineering principles.

The undersigned agree(s) that all poles, wires and other facilities, including any main service entrance equipment, installed on the above described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owner(s) of the above described lands and the said lands are free and clear of encumbrances and liens of whatsoever except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 20th day of September 20 10. Signed sealed and delivered in the presence of:

Jeffrey L Simek
Authorized Officer of Little Mondeaux Lim Corp



STATE OF: WISCONSIN

COUNTY OF: PRICE

Personally came before me this 20th day of SEPTEMBER, 20 10, the above named

JEFFREY L SIMEK

To me known to be person(s) who executed the foregoing instrument and acknowledged the same.

This Instrument Drafted By:
Robert Farkas
For Price Electric Cooperative

Notary Public Robert A Farkas County PRICE

My Commission Expires: JULY 22 2012

356324

PRICE ELECTRIC COOPERATIVE
RIGHT OF WAY EASEMENT
FOR RURAL ELECTRIC LINE

Document Number

REGISTER OF DEEDS OFFICE
PRICE COUNTY, WIS.
Received for Record

30th day

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned person (s)

Authorized officer of Little Mondeaux Lim Corp

FEB 03 2011

10
AT O'CLOCK A.M. DULY RECORDED
Jeffrey L. Simek
REGISTER OF DEEDS

For a good and valuable consideration, the receipt of which is hereby acknowledged, do(es) grant and convey unto PRICE ELECTRIC COOPERATIVE, a cooperative incorporated under the laws of the State of Wisconsin, whose post office address is in Phillips, Wisconsin, and to its successors and assigns, the right to enter upon the lands of the undersigned, situated in the County of Price, State of Wisconsin, and more particularly described as follows:

- FOR AN OVERHEAD ELECTRIC LINE:
A forty foot (40') wide strip of land for a right-of-way.
- FOR AN UNDERGROUND ELECTRIC LINE:
A fifteen foot (15') wide strip of land for a right-of-way

Name & Return Address:

Price Electric Cooperative
508 N Lake Avenue; P.O. Box 110
Phillips, WI 54555
(715) 339-2155 or (800) 884-0881

028108606000

TOWNSHIP 34N RANGE 1E SECTION 30

Parcel Identification Number (Pin)

Complete Legal Description:

30-34-1E GOVT LOT 22 EXCPT S 33'

Right of Way Easement for underground service lines:

and to place, construct, reconstruct, rephase, operate, maintain, relocate and replace thereon, overhead or underground, and in or upon all streets, roads, or highways on or abutting said lands an electric distribution and/or transmission line, or lines, or systems, of single and/or multiple pole type structure including all the supporting devices, and from time to time, to cut down, trim, control the growth of, or eliminate by the use of chemical or mechanical means, such trees, shrubbery and other plant growth under or adjacent to said lines, as it deems appropriate to properly construct, operate, and maintain said lines and to eliminate present of future hazards to the rendition of adequate service thereby, and the right to license, permit, or otherwise agree to the joint use or occupancy of the line or system by any other person, association or corporation for electrification or telephone purposes. Grantee shall have the right, in its discretion, at any time, to replace all or any portions of the lines constructed above ground level, with the lines and appurtenances placed underground at the same or different location.

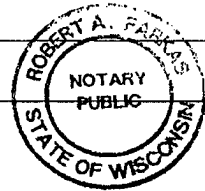
In granting this easement it is understood that the location of all poles and supporting devices will be such as to form the least possible interference with existing land use, so long as it does not materially increase the cost of construction, and is consistent with sound engineering principles.

The undersigned agree(s) that all poles, wires and other facilities, including any main service entrance equipment, installed on the above described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owner(s) of the above described lands and the said lands are free and clear of encumbrances and liens of whatsoever except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 20TH day of September 2010. Signed sealed and delivered in the presence of:

[Signature]
Authorized officer of Little Mondeaux Lim Corp



STATE OF: WISCONSIN

COUNTY OF: PRICE

Personally came before me this 20TH day of SEPTEMBER, 2010, the above named

JEFFREY L. SIMEK

To me known to be person(s) who executed the foregoing instrument and acknowledged the same.

This Instrument Drafted By: Robert Farkas
For Price Electric Cooperative
Notary Public: *[Signature]* County PRICE
My Commission Expires: JULY 22 2012

368650

Document Number

EASEMENT AGREEMENT
Title of Document

30⁰⁰/₁₀₀

REGISTER OF DEEDS OFFICE
PRICE COUNTY, WIS.
Received for Record

JUL 02 2014

9:30
AT O'CLOCK ^A M. DULY RECORDED
J. M. [Signature]
REGISTER OF DEEDS

Recording Area

Name and Return Address
Robert W. Zimmerman, Esq.
Mallery & Zimmerman, S.C.
500 Third Street, Suite 800
P.O. Box 479
Wausau, WI 54402-0479

See below
Parcel Identification Number (PIN)

- Government Lot 22 - Price County Tax Parcel ID No. - 028108606000
- Government Lot 22 - Price County Tax Parcel ID No. - 028108607000
- Government Lot 23 - Price County Tax Parcel ID No. - 028108609000
- Government Lot 2 - Price County Tax Parcel ID No. - 028108801000

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (AAgreement@) is made this 30TH day of June, 2014, by and between Little Mondeaux Limousin Corporation (ALittle Mondeaux Corp @), Little Mondeaux Limousin, LLC ("Little Mondeaux LLC") and the Frances L. Simek Family Trust (AFLS Family Trust@).

WHEREAS, Little Mondeaux Corp and Little Mondeaux LLC are the owners of certain real property described as follows:

Government Lot 22 ("GL 22") and Government Lot 23 ("GL 23") located in Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin; and

WHEREAS, the FLS Family Trust is the owner of certain real property described as follows:

Government Lot 2 ("GL 2") located in Section 31, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin; and

WHEREAS, pursuant to the terms of this Agreement, Little Mondeaux Corp and Little Mondeaux LLC are willing to grant FLS Family Trust an easement for ingress and egress over the following described property:

A 66-foot strip of land located in Government Lot 22 & 23, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin, more particularly described as follows: The South 66 feet of said Government Lot 22 and Government Lot 23 located in Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin. Said parcel is subject to all easements of record. Said parcel contains 4 acres more or less (AEasement Property@);

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant of Easement. Little Mondeaux Corp and Little Mondeaux LLC grant a nonexclusive easement and right-of-way to FLS Family Trust and its successors and assigns as the owners of GL 22 and GL 23 to use the Easement Property for access to and placement of utilities and as a joint driveway for ingress and egress to GL 2 from Shauger Road located to the west of GL 22.

2. Permitted Users. The easement granted in Section 1 above may be used by the owners of GL 2 and its tenants, employees, customers, and invitees in common with the owners of GL 22 and GL 23 and their tenants, employees, customers, and invitees.

3. Improvements to Easement Property. A roadway currently exists on part of the Easement Property. Any road improvements to the Easement Property and all costs or expenses incurred for said improvements shall be paid for by the party requiring the improvement.

4. Maintenance Costs. All of the costs and expenses of maintaining, repairing, and removing snow and debris from the Easement Property shall be paid for by the owner of GL 2 as long as Little Mondeaux Corp or Little Mondeaux LLC owns GL 22 or GL 23. Thereafter, the costs and expenses described above shall be shared proportionately by the parties using the Easement

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6-26-14
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Property.

5. Equal Rights of Use. The owners of GL 22, GL 23 and GL 2 shall have equal rights of ingress and egress over the Easement Property and shall take no action to prevent the other party=s enjoyment of such rights.

6. Covenants Run with Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the owners of GL 22, GL 23 and GL 2.

7. Non-Use. Non-use or limited use of the easement rights granted in this Agreement shall not prevent any party hereto and their successors and assigns from later use of the easement rights to the fullest extent authorized in this Agreement.

8. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

9. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Price County, Wisconsin.

10. Invalidity. If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

11. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

12. Enforcement. Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the nonprevailing party.

13. No Public Dedication. Nothing in this Agreement shall be deemed to be a gift or dedication of any portion of the easement granted under this Agreement to the general public or for any public purpose whatsoever. The parties hereto and their successors and assigns agree to cooperate with each other and to take such measures as may be necessary to prevent the dedication to the public of the driveway located on the Easement Property, whether by express grant, implication, or prescription, including, without limitation, the posting of APrivate Drive@ or ANo Trespassing@ signs. Such measures shall not, however, unreasonably interfere with the easement rights granted under this Agreement.

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IN WITNESS WHEREOF, the parties have signed this Agreement as of the day of year first above-written.

LITTLE MONDEAUX LIMOUSIN CORPORATION:

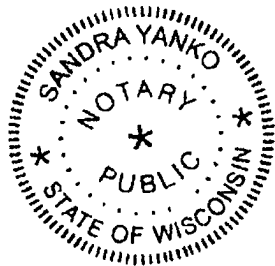
By [Signature]
Name Jeffrey Simek
Title president

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

This instrument was acknowledged before me on the 27th day of June, 2014, by Jeffrey Simek on behalf of Little Mondeaux Limousin Corporation.

[Signature]
* SANDRA YANKO
Notary Public, State of Wisconsin
My commission expires: 2-8-15



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6-26-14
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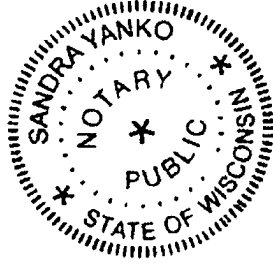
LITTLE MONDEAUX LIMOUSIN, LLC:

By [Signature]
Name Jeffrey L Simek
Title president

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

This instrument was acknowledged before me on the 27th day of June,
2014, by Jeffrey Simek on behalf of Little Mondeaux Limousin, LLC.



[Signature]
* SANDRA YANKO
Notary Public, State of Wisconsin
My commission expires: 2-8-15

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6-26-14
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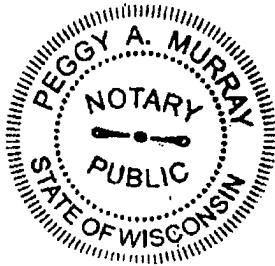
FRANCES L. SIMEK FAMILY TRUST:

By Robert W. Zimmerman
Robert W. Zimmerman, Trustee

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

This instrument was acknowledged before me on the 30th day of June, 2014, by Robert W. Zimmerman, Trustee of the Frances L. Simek Family Trust.



Peggy A. Murray
* Peggy A. Murray
Notary Public, State of Wisconsin
My commission expires: 8-26-17

THIS AGREEMENT DRAFTED BY:

Robert W. Zimmerman, Esq.
Mallery & Zimmerman, S.C.

JLS
6-26-14
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500 Third Street, Suite 800
P O Box 479
Wausau, WI 54402-0479
715-845-8234

CAUSERS\GREAT ROOM\APPDATA\LOCAL\MICROSOFT\WINDOWS\TEMPORARY INTERNET
FILES\CONTENT.IE5\DZLJEXGNEASEMENT AGREEMENT #4 062614A.DOCX

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