

*Cover page for:*

# **Preliminary Title Report (with copies of recorded exceptions)**

*Prepared by:*

**Rusk County Abstract & Title**  
(File Number: LR 115297)

**Auction Tracts 1, 2, 5, 9, 10 & 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.

<b>Parcel Numbers in Preliminary Title Report</b>	<b>Auction Tract Numbers</b>
<b>1</b>	<b>Pt. 7</b>
<b>2</b>	<b>5</b>
<b>3 - 6</b>	<b>9</b>
<b>7 - 14</b>	<b>1</b>
<b>15 - 18</b>	<b>2</b>
<b>19 - 22</b>	<b>10</b>

# 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](http://www.rcabstractandtitle.com)

---

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

File No.: LR 115297

Effective Date: August 11, 2017 at 8:45 am

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

### PARCEL 1:

The Northwest Quarter of the Northeast Quarter of Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

Together with a non-exclusive road easement, solely for ingress and egress, one rod in width, centered upon the existing East-West Roadway, which roadway commences at the intersection of the West right-of-way line of Hallberg Road and the East line of E½ NE¼-NE¼, 29-34-1 East, near the Southeast corner thereof; thence proceeding westerly centered on the existing roadway, which roadway runs substantially adjacent to and parallel with the south line of the NE-NE, 29-34-1 East, through the E½ NE¼-NE¼ and W½ NE¼-NE¼ until said roadway proceeds into the NW¼-NE¼, 29-34-1 East.

(Tax Parcel No. 50-028-4-34-01-29-1 02-000-10000)

### PARCEL 2:

A parcel of land located in the Northwest Quarter of the Northwest Quarter, Section 29, Township 34 North, Range 1 East, described as follows: Beginning at the Northwest corner of said Section 29, thence East, along the center line 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 NW¼-NW¼ ; thence North along said West line 690 feet to the point of beginning.

(Tax Parcel No. 50-028-4-34-01-29-2 02-000-30000)

### PARCEL 3:

The Northeast Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-29-3 01-000-10000)

### PARCEL 4:

The Northwest Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-29-3 02-000-10000)

### PARCEL 5:

The Southwest Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-29-3 03-000-10000)

PARCEL 6:

The Southeast Quarter of the Southwest Quarter, Section 29, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-29-3 04-000-10000)

PARCEL 7:

The South One-half of Government Lot 4, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-004-20000)

PARCEL 8:

The North One-half of Government Lot 4, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-004-10000)

PARCEL 9:

The South One-half of Government Lot 5, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-005-20000)

PARCEL 10:

The North One-half of Government Lot 5, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-005-10000)

PARCEL 11:

The North One-half of Government Lot 8, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-008-10000)

PARCEL 12:

The South One-half of Government Lot 8, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-008-20000)

PARCEL 13:

The North One-half of Government Lot 9, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-009-10000)

PARCEL 14:

The South One-half of Government Lot 9, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-009-20000)

PARCEL 15:

Government Lot 16, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.

(Tax Parcel No. 50-028-4-34-01-30-5 05-016-10000)

**PARCEL 16:**

Government Lot 17, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.  
(Tax Parcel No. 50-028-4-34-01-30-5 05-017-10000)

**PARCEL 17:**

Government Lot 20, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.  
(Tax Parcel No. 50-028-4-34-01-30-5 05-020-10000)

**PARCEL 18:**

Government Lot 21, Section 30, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.  
(Tax Parcel No. 50-028-4-34-01-30-5 05-021-10000)

**PARCEL 19:**

The Northwest Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.  
(Tax Parcel No. 50-028-4-34-01-32-1 02-000-10000)

**PARCEL 20:**

The Southwest Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.  
(Tax Parcel No. 50-028-4-34-01-32-1 03-000-10000)

**PARCEL 21:**

The Southeast Quarter of the Northeast Quarter of Section 32, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.  
(Tax Parcel No. 50-028-4-34-01-32-1 04-000-10000)

**PARCEL 22:**

The Northeast Quarter of the Northwest Quarter of Section 32, Township 34 North, Range 1 East, Town of Ogema, Price County, Wisconsin.  
(Tax Parcel No. 50-028-4-34-01-32-2 01-000-10000)

**And find as follows:**

In Document No. 328967, dated January 31, 2003, recorded in the office of the Register of Deeds for Price County, Wisconsin on January 25, 2005, we find a Warranty Deed from Ronald L. Simek, an adult resident of the State of Nevada to Ronald L. Simek, as trustee of the Ronald L. Simek 1978 Revocable Trust, created under agreement dated April 21, 1978.

In Document No. 372657, dated September 11, 2015, recorded in the office of the Register of Deeds for Price County, Wisconsin on January 25, 2005, we find a Road Easement from William Noziska, Daniel Noziska, Gloria Olmstead and Violet Cummings and Daniel C. Noziska and Judy W. Noziska, and each in his or her own right to Daniel C. Noziska and Judy W. Noziska and Ronald L. Simek, as Trustee of the Ronald L. Simek 1978 Revocable Trust, created under agreement dated April 21, 1978.

**Tax Information:**

General Taxes for the year 2016 are paid in full.

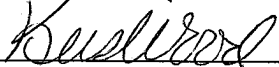
**Judgments and Liens:**

We have checked for Judgments and Liens against the Ronald L. Simek 1978 Revocable Trust, created under Agreement dated April 21, 1978 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



K. S. Wood

THIS ROAD EASEMENT, by and between WILLIAM NOZISKA, DANIEL NOZISKA, GLORIA OLMSTEAD AND VIOLET CUMMINGS AND DANIEL C. NOZISKA AND JUDY W. NOZISKA, and each in his or her own right and collectively hereinafter referred to as ("Grantors"), and DANIEL C. NOZISKA AND JUDY W. NOZISKA AND RONALD L. SIMEK as Trustee of the RONALD L. SIMEK 1978 REVOCABLE TRUST, created under Agreement dated April 21, 1978, collectively referred to as the ("Grantees").

30<sup>nd</sup>.  
REGISTER OF DEEDS OFFICE  
PRICE COUNTY, WIS.  
Received for Record

OCT 01 2015  
8 AT O'CLOCK A M. DULY RECORDED  
*Judith L. Chyik*  
REGISTER OF DEEDS

Recording Area

Return To:

PRICE COUNTY TITLE & ABSTRACT  
P.O. BOX C  
PHILLIPS, WI 54555

50-028-4-34-01-29-1-01-000-10000  
50-028-4-34-01-29-1-01-000-10010  
50-028-4-34-01-29-1-02-000-10000  
Parcel Identification Number (PIN)

WITNESSETH

WHEREAS, Grantors, William Noziska, Daniel Noziska, Gloria Olmstead and Violet Cummings own the following real estate situated in the Town of Ogema, Price County, State of Wisconsin:

**The East One-half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), Section Twenty-nine (29), Township Thirty-four (34) North, Range One (1) East.**  
(Hereinafter referred to as Servient Estate No. 1)

WHEREAS, Grantors, Daniel C. Noziska and Judy W. Noziska, own the following described real estate situated in the Town of Ogema, Price County, State of Wisconsin:

**The West One-Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), Section Twenty-nine (29), Township Thirty-four (34) North, Range One (1) East.**  
(Hereinafter referred to as Servient Estate No. 2 and/or Dominant Estate No. 2)

WHEREAS, Grantees, Daniel C. Noziska and Judy W. Noziska, desire a road easement for the benefit of Servient Estate No. 2 over Servient Estate No. 1;





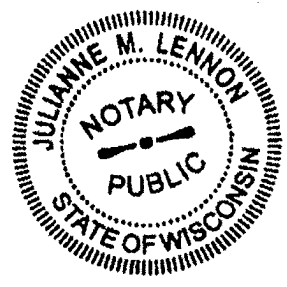


*Gloria Olmstead*  
GLORIA OLMSTEAD

ACKNOWLEDGMENT

State of Wisconsin )  
County of Taylor ) ss

Personally came before me this 26<sup>th</sup> day of September, 2015, the above named **GLORIA OLMSTEAD** to me know to be the person who executed the foregoing instrument and acknowledge the same.



Julianne Lennon  
*Julianne Lennon*  
Notary Public, State of Wisconsin  
My Commission is/expires permanent

THIS SPACE IS INTENTIONALLY LEFT BLANK SO THAT THE SIGNATURE OF EACH GRANTOR AND THE ACCOMPANYING ACKNOWLEDGEMENT APPEARS ON THE SAME PAGE.



