

*Cover page for:*

**Preliminary Title Insurance Schedules  
(with copies of recorded exceptions)**

*Preliminary title insurance schedules prepared by:*

**Midwest Title Corporation**

**(File Number: 5718TR2)**

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**Auction Tracts 1 - 6  
(Grant County, Wisconsin)**

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*For August 25, 2020 auction to be conducted by:*

**Schrader Real Estate and Auction Company, Inc.**

*On behalf of:*

**Echo Valley, LLC**

# COMMITMENT FOR TITLE INSURANCE

Issued By  
**THIS IS NOT A TITLE INSURANCE COMMITMENT**

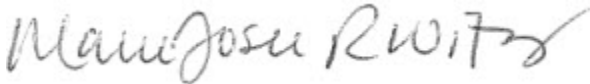
***Transaction Identification Data for reference only:***

Issuing Agent: Josee Withey  
Issuing Office: Midwest Title Corporation  
Issuing Office's ALTA® Registry ID: 0003102  
Commitment No.: 5718TR2  
Issuing Office File No.: 5718TR2  
Property Address: 8704 Sand Lane, Lancaster, WI 53813

## SCHEDULE A

1. Commitment Date: July 15, 2020 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Owners Policy (06/17/06)  
Proposed Insured: To Be Determined  
Proposed Policy Amount: TBD
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:  
  
Echo Valley, LLC
5. The Land is described as follows:  
  
See **Schedule C** attached hereto

Midwest Title Corporation



By: Marie-Josee R. Withey

**THIS IS NOT A TITLE INSURANCE COMMITMENT**

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by This is Not a Title Insurance Commitment. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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# COMMITMENT FOR TITLE INSURANCE

Issued By  
**THIS IS NOT A TITLE INSURANCE COMMITMENT**

**SCHEDULE B, PART I**  
**Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Warranty Deed from Echo Valley, LLC signed by all of its members, or if it is manager-managed, by all of its managers, to To Be Determined.
6. Unless the operating agreement duly certified by its members as being in full force and effect is provided, a satisfactory affidavit executed by the members of the limited liability company shall be provided which confirms that the LLC has not been dissolved and authorizes the conveyance called for. Upon review of the operating agreement or affidavit the Company may raise further requirements as it deems necessary in order to effectuate a conveyance of the property. (Sample affidavit attached)
7. Release of record of Mortgage from Echo Valley, LLC, a Wisconsin Limited Liability Company to Heartland Credit Union dated June 23, 2016, and recorded in Volume 1461 of Records, page 192, Document No. 779091 on June 27, 2016, in the principal sum of \$ .
8. Payment of postponed taxes for the year 2019, in the amount of \$1,774.49, plus any penalties and interest which may accrue.
9. Satisfactory disposition of all adverse matters disclosed by a search of the records in the name of the purchaser. Payment of additional premium upon establishment of sale price. The Company may make other requirements and/or exceptions upon the review of the proposed documents creating the estate or interest to be insured.
10. The enclosed Owner's Affidavit must be completed, executed, notarized and returned.

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## SCHEDULE B

(Continued)

### SCHEDULE B, PART II

#### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

NOTE: Exception a of Schedule B-2 will be removed only if a gap endorsement is attached to this commitment and the requirements for the issuance of gap coverage as described in the endorsement are met, including the payment of the premium.

2. Easements or claims of easements not shown by the public records.
3. General taxes for the 2020 and subsequent years.
4. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.

NOTE: Exception 4 of Schedule B-2 will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the Land, or that all such items have been paid in full.

5. Rights or claims of parties in possession not shown by the public records.

NOTE: Exception 5 of Schedule B-2 will be removed only if the Company receives a Construction Work and Tenants Affidavit on a form prepared by the Company. If the affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.

6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

NOTE: Exceptions 2 and 6 of Schedule B-2 will be removed only if the Company receives an original survey which (i) has a current date, (ii) is satisfactory to the Company, and (iii) complies with current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code Chapter AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of

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## SCHEDULE B

(Continued)

Land Surveyors on April 1, 1974. If the survey shows matters, which affect the title to the property, Exceptions b and f will be replaced by exceptions describing those matters.

7. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy.

The company assures the priority of the lien of the insured mortgage over any such lien, charge or fee.

NOTE: Exception 7 of Schedule B-2 will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hookup fees, or other fees or charges attaching to the property; (2) evidence that the Land contains a completed building; and (3) statement showing that the Land has a water and sewer use account. If the Land is vacant, this exception will not be removed.

8. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: Contact the Company for information on the deletion of this exception.

9. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever, for road or highway purposes.
10. Right of Way Authorization granted to Grant Electric Cooperative, by instrument dated October 23, 1940, and recorded in Volume 3RE of Records, page 608 on September 11, 1941.
11. Reservation of mineral rights by Martha C. Clements, Roger J. Clements and David G. Clements as set forth in Warranty Deed recorded in Volume 679 of Records, page 367 on May 14, 1991.
12. Terms, conditions and provisions of Certified Copy of Judgment by Grant County Circuit Court against Town of South Lancaster, dated June 2, 2009 and recorded in Volume 1237 of Records, page 465 on March 29, 2010.
13. Any neighboring rights, interests or claims which may exist as a result of cow lane placement as shown on Plat of Survey by Austin Engineering LLC dated August 5, 2008.
14. Any neighboring rights, interests or claims which may exist as a result of fenceline placement as shown on Plat of Survey by Austin Engineering LLC dated August 5, 2008.
15. Any loss or liability resulting from Lis Pendens dated November 1, 2013 and recorded in Volume 1379 of Records, page 230 on November 4, 2013, for the application for the extension by Sand Lane.
16. Possible lien or reassessment pursuant to Section 74.485 Wis. Stats. for conversion of the land's use from agricultural.
17. Any neighboring rights, interests or claims which may exist as a result of fenceline placement.

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## SCHEDULE B

(Continued)

18. Any loss or liability resulting from Lis Pendens recorded in Volume 1403 of Records, page 258, Document No. 765441 on September 12, 2014.
19. Easement granted to Scenic Rivers Energy Cooperative by instrument dated March 13, 2015, and recorded in Volume 1423 of Records, page 14 on May 4, 2015.

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# COMMITMENT FOR TITLE INSURANCE

Issued By  
**THIS IS NOT A TITLE INSURANCE COMMITMENT**

## SCHEDULE C

The Land is described as follows:

The West Half (W.1/2) of the Southwest Quarter (S.W.1/4) and the South Half (S.1/2) of the Northwest Quarter (N.W.1/4) of Section Seventeen (17); and the East Half (E.1/2) of the Northeast Quarter (N.E.1/4) of Section Eighteen (18), all in Township Four (4) North, Range Three (3) West of the 4th P.M., in Grant County, Wisconsin.

*The following is being provided for informational purposes only:*

Parcel ID No.: 056-00399-0000, 056-00400-0000, 056-00402-0000, 056-00403-0000, 056-00418-0000 and 056-00421-0000

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608

FORM 712-2

NUMBER | RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE | Branch Line.....  
139288 | FOR GRANT ELECTRIC COOPERATIVE | Easement No.....

KNOW ALL MEN BY THESE PRESENTS:

THAT Matt Wanezek and Lillie C. Wanezek, his wife

in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, warrant and convey unto the

GRANT ELECTRIC COOPERATIVE

its successors and assigns, the right, privilege and easement forever to enter upon the property hereinafter described and, from time to time, to construct, operate, maintain, service, repair, remove, relocate and reconstruct, upon said property, a line or lines for the transmission or distribution of electric energy, and also telephons and telegraph lines, including all necessary or convenient poles, wires, ground connections, and fixtures, together with all rights and privileges reasonably necessary or convenient for the full enjoyment or use of said lines, including the right to trim, cut and keep clear all trees, limbs and undergrowth along said lines and all trees adjacent thereto that may, in any way, endanger the proper operation of the same, and the right to enter over adjoining lands of the grantors for the purpose of exercising the rights and privileges herein granted.

The above-mentioned property in the County of Grant, State of Wisconsin, is described as follows:

South one-half (S 1/2) of the Northwest Quarter (NW 1/4); North one-half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4); Also a strip of land 10 rods wide lying in Northwest (NW) corner of the Southeast Quarter (SE 1/4) of the Northeast QUARTER (NE 1/4); This parcel starts on the East Side of the East one-half (E 1/2) of the Northeast Quarter (NE 1/4) and runs East (E) to town road all in Section seventeen (17). Township 4 North Range 3 West (T4NR3W) (South Lancaster)

S1/2-NW-17-4-3  
SW-NE-17-4-3  
SE-NE-17-4-3  
E1/2-NE-17-4-3

The warranties contained herein are made subject only to the following delinquent taxes, mortgages, liens, or encumbrances

This conveyance shall be binding upon the heirs, representatives, assigns and grantees of the grantor.

And the undersigned owner(s) and holder(s) of \_\_\_\_\_ lien(s) as to said premises above described, for the consideration above stated, do(es) hereby join in and consent to said easement free and clear of said lien(s).

WITNESS THE HANDS AND SEALS of the Grantors (and the person(s), if any, joining in and consenting to this easement) this 23d day of October 19 40

In the Presence of: Matt Wanezek (SEAL)  
Raymond Ertz (SEAL) Lillie C. Wanezek (SEAL)  
C. W. Elskamp (SEAL) (SEAL)

STATE OF WISCONSIN, } ss. Personally came before me this 23d day of October A. D. 19 40  
COUNTY OF GRANT }  
the above named Matt Wanezek & Lillie C. Wanezek his wife

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

SEAL  
Cornelius W. Elskamp  
Notary Public, Grant County, Wisconsin  
My Commission Expires Nov 28th 19 42

STATE OF WISCONSIN, } ss. Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_  
COUNTY OF GRANT }  
the above named \_\_\_\_\_

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

Received for Record this 11th day of Sept. A. D. 19 41, at 11 o'clock A.M.  
M. Ethel Utt, Register of Deeds, Deputy  
Notary Public, Grant County, Wisconsin  
My Commission Expires \_\_\_\_\_ 19\_\_\_\_

608



DOCUMENT NO.

543480

WARRANTY DEED
STATE BAR OF WISCONSIN FORM 2 - 1988

THIS SPACE RESERVED FOR RECORDING DATA

VOL 679 PAGE 367

GRANT COUNTY, WI
RECEIVED FOR RECORD

MAY 14 1991

at 3:28 P.M. and recorded in
Vol. 679 of Records Page 367
M. W. Register

RETURN TO KUSB-K

800 due

MARTHA C. CLEMENTS, ROGER J. CLEMENTS and
DAVID G. CLEMENTS,

conveys and warrants to LEO ABING,

the following described real estate in Grant County,
State of Wisconsin:

Tax Parcel No:

The S. 1/4 of the N.W. 1/4; also the W. 1/4 of the S.W. 1/4; all in
Section 17; also the E. 1/4 of the N.E. 1/4, Section 18; all in
T 4 N, R 3 W.

Grantors, Martha C. Clements, Roger J. Clements and David G.
Clements, reserve unto themselves, their heirs, successors
and assigns all mineral rights in and to the above described
property.

\*This deed is given in satisfaction of that Land Contract between
the parties hereto dated December 8, 1975 and recorded December 23,
1975 in Vol. 511 of Records on Page 741 in the office of the Grant
County Register of Deeds.

State Transfer
Fee Paid
\$ 13200

This is not homestead property.

Exception to warranties: zoning ordinances, easements and restrictions
of record.

Dated this 2nd day of May, 1991

Martha C. Clements (SEAL)
Martha C. Clements
(SEAL)

Roger J. Clements (SEAL)
Roger J. Clements
David G. Clements (SEAL)
David G. Clements

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) Martha C. Clements, Roger J. STATE OF WISCONSIN
Clements and David G. Clements

authenticated this 2nd day of May, 1991

John A. Baxter
TITLE MEMBER STATE BAR OF WISCONSIN

County, ss.
Personally came before me this day of
19 the above named

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

THIS INSTRUMENT WAS DRAFTED BY

John A. Baxter, Attorney at Law
Platteville, WI 53818

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

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration
date: 19)

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

CERTIFIED COPY OF JUDGMENT

725090

VOL 1237 PG 65

OK

Re: The following described real estate in Grant County, State of Wisconsin: The South Half (S1/2) of the Northwest Quarter (NW1/4); Also the West Half (W1/2) of the Southwest Quarter (SW1/4) in Section 17; also the East Half (E1/2) of the Northeast Quarter (NE1/4) of Section 18, All in Town 4 North, Range 3 West, Grant County, Wisconsin.

GRANT COUNTY, WI  
RECEIVED FOR RECORD

MAR 29 2010

at 8:15A m. and recorded in  
Vol. 1237 of Records Page 465  
Marilyn Pierce Register

Annexed hereto is a certified copy of the Judgment in Grant County Circuit Court case no. 07-CV-556.

S1/2-NW-17-4-3  
W1/2-SW-17-4-3  
E1/2-NE-18-4-3

Return to:

1500A

Attorney Benjamin Southwick SW  
130 West Court Street  
Richland Center, WI 53581

This document drafted by:

Atty. Benjamin Southwick  
Richland Center, WI 53581

<b>STATE OF WISCONSIN</b>	<b>CIRCUIT COURT BRANCH 2</b>	<b>GRANT COUNTY</b>
<hr/>		
<b>ECHO VALLEY, LLC.</b> a domestic limited liability company,	*	
	*	
<b>Plaintiff</b>	*	<b>CLERK OF CIRCUIT COURT FILED</b>
v.	*	<b>JUDGMENT</b>
	*	<b>JUN 2 2009</b>
<b>TOWN OF SOUTH LANCASTER</b> a quasi-municipal corporation of the State of Wisconsin,	*	<b>DIANE PERKINS, Clerk</b> GRANT COUNTY, WIS.
	*	<b>Case No. 07-CV-566</b>
<b>Defendant</b>	*	
<hr/>		

The Court, having presided over the trial of the above-entitled action, with trial being to the Court without a jury, on January 21, 2009 and, at the close of the receipt of evidence, having heard the arguments of counsel and having issued a written Decision on April 28, 2009, and for the reasons stated in said Decision, and being advised in the premises, hereby issues the following:

**JUDGMENT**

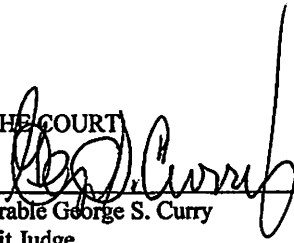
It is the Judgment of the Court that:

1. The South terminus of the public highway of defendant Town of South Lancaster known as Sand Lane which lies in sections 7, 8, 17 and 18 of said Town (Town 4 North, Range 3 West, Grant County, Wisconsin) is a plane which is at right angles to the centerline of Sand Lane and which extends 33 feet on either side of a point on said centerline which is 4,435.9 feet along said centerline South from the intersection of said centerline with the centerline of State Trunk Highways #35 and #81.

2. This is the final document in this action.

Dated this 2nd day of <sup>Just</sup> ~~May~~, 2009.

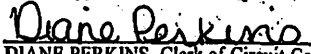
BY THE COURT


  
Honorable George S. Curry  
Circuit Judge  
Branch 2

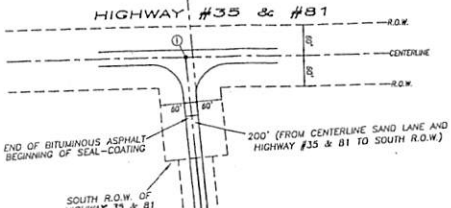
State of Wisconsin  
County of Grant

This document, having been compared by me, as legal custodian, with the original on file and recorded in my office, is a true copy of said original.

Dated November 27, 20 09

  
DIANE PERKINS, Clerk of Circuit Court  
in and for Grant County, Wisconsin

By   
DEPUTY CLERK



RIGHT OF WAY ESTABLISHED FROM PLAT OF RIGHT OF WAY DIVISION JOB NO. 9486.

NE 1/4 - SE 1/4  
JAMES COOLEY

NW 1/4 - SW 1/4  
BETTY SCHURMAN REVOCABLE TRUST

SE 1/4 - SE 1/4  
JAMES COOLEY

SW 1/4 - SW 1/4  
BETTY SCHURMAN REVOCABLE TRUST

**DESCRIPTION: (PT. A TO PT. B)**  
A tract of land located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17) and in the Southeast Quarter of Quarter (NE 1/4) of Section Eighteen (18), Town Four (4) North, Range Three (3) West of the 4th P.M., South Lancaster Township, Grant County, Wisconsin, said tract being Sixty-six feet (66') in width and located Thirty-three feet (33') on each side of the following described centerline: Commencing at the East Quarter (E 1/4) corner of said Section Eighteen (18), said corner being the point of beginning; thence North 00° 26' 33" West 21.97' to the terminus point.

**DESCRIPTION: (PT. B TO PT. D)**  
A tract of land located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17) and in the Southeast Quarter of Quarter (NE 1/4) of Section Eighteen (18), Town Four (4) North, Range Three (3) West of the 4th P.M., South Lancaster Township, Grant County, Wisconsin, said tract being Sixty-six feet (66') in width and located Thirty-three feet (33') on each side of the following described centerline: Commencing at the East Quarter (E 1/4) corner of said Section Eighteen (18), said corner being the point of beginning; thence North 00° 26' 33" West 21.97' to the point of beginning; thence North 00° 26' 33" West 412.80' to the terminus point.

**DESCRIPTION: (PT. A TO PT. D)**  
A tract of land located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17) and in the Southeast Quarter of Quarter (NE 1/4) of Section Eighteen (18), Town Four (4) North, Range Three (3) West of the 4th P.M., South Lancaster Township, Grant County, Wisconsin, said tract being Sixty-six feet (66') in width and located Thirty-three feet (33') on each side of the following described centerline: Commencing at the East Quarter (E 1/4) corner of said Section Eighteen (18), said corner being the point of beginning; thence North 00° 26' 33" West 412.80' to the terminus point.

**DESCRIPTION: (PT. C TO PT. I)**  
A tract of land located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Seven (7), the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Seven (7), the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8), the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Eighteen (18), Town Four (4) North, Range Three (3) West of the 4th P.M., South Lancaster Township, Grant County, Wisconsin, said tract being located Sixty-six feet (66') in width and located Thirty-three feet (33') on each side of the following described centerline: Commencing at the East Quarter (E 1/4) corner of said Section Eighteen (18), said corner being the point of beginning; thence North 00° 26' 33" West 387.04' to the point of beginning; thence North 00° 26' 33" West 67.73'; thence North 00° 26' 33" West 870.68'; thence North 00° 59' 43" West 870.68'; thence North 01° 01' 09" West 876.01'; thence North 01° 25' 14" West 447.96' to the Northeast corner of said Section Eighteen (18); thence North 02° 12' 29" West 1027.67'; thence North 02° 37' 23" West 780.79' to a point in the centerline of Highway #35 & 81, said point being the terminus point.

NW 1/4 - NW 1/4  
LAWRENCE AND ELLEN WEAVER

**SURVEYOR'S CERTIFICATE:**  
I, Larry L. Austin, Registered Wisconsin Land Surveyor, hereby certify: That the above descriptions were surveyed and mapped as shown on this plat as or under my direct supervision. That this survey was prepared under the instructions of Attorney Benjamin Southwick. That to the best of my knowledge and belief, this plat is an accurate representation thereof. That all plans that do not show a seal imprint in red ink may contain unauthorized alterations. The certification contained on this document shall not apply to any copy.

Dated this 30th day of July, 2008.  
*Larry L. Austin*  
Larry L. Austin, S-1303

**MONUMENTATION WAIVER:**  
As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided and mapped as represented on this plat. I also certify that I hereby request to waive Chapter A-E 7.07 (Monuments) of the Wisconsin Administrative Code and request that the monuments for this survey be placed as shown hereon.  
Dated this 5th day of August, 2008.  
*Stuart Ading*  
Stuart Ading, Owner

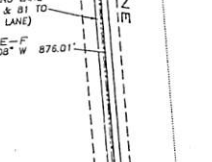
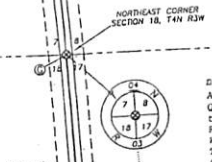
**SURVEYOR'S NOTES:**  
Surveyor has made no investigation for easements of record, encumbrances or restrictive covenants, ownership title evidence except as specifically shown on this plat. No distance should be assumed by scaling. No improvement on this plat. No representation as to ownership, title or possession unless shown and noted. Refer to abstract, title or ordinance for any additional restriction, easements or building setbacks. No abstract, nor title commitment, nor results of title searches were furnished the surveyor.

SW 1/4 - NW 1/4  
ECHO VALLEY, LLC

NE 1/4 - NE 1/4  
ECHO VALLEY, LLC

SE 1/4 - NE 1/4  
ECHO VALLEY, LLC

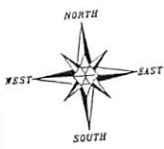
OSTER PARTNERS, LP



**LEGEND**  
You, a return found with Grant County Aluminum Cap  
You, a return found with Grant County Aluminum Cap  
You, a return found with Grant County Aluminum Cap  
Reference point

The East 1/4 of the NE 1/4 of Section 18 is assumed to bear N 00°26'33" W.

SCALE 1" = 150'



PLAT OF SURVEY

759338

LIS PENDENS

Document Number

IN RE: APPLICATION TO LAY OUT A TOWN ROAD  
CONSTITUTING AN EXTENSION OF SAND LANE AS  
LOCATED IN THE TOWN OF SOUTH LANCASTER,  
GRANT COUNTY, WISCONSIN

TO: Grant County Register of Deeds

**PLEASE TAKE NOTICE** that an application to lay out a town road, extending Sand Lane in the Town of South Lancaster, Grant County, Wisconsin, has been submitted to the Town Board of the Town of South Lancaster for their consideration.

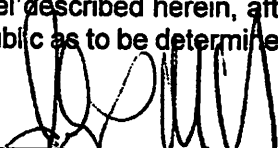
The object of this application is to extend the current town road known as Sand Lane to property that is not currently served by a town road or highway.

That the real estate affected by this action is described as follows:

A tract of land located in the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) of Section Seventeen (17) and in the Southeast Quarter of the Northeast Quarter (N.E.1/4) of Section Eighteen (18), Town Four (4) North, Range Three (3) West of the 4th P.M., South Lancaster Township, Grant County, Wisconsin, said tract being sixty-six feet (66') in width and located thirty-three feet (33') on each side of the following described centerline: Commencing at the East Quarter (E.1/4) corner of said Section Eighteen (18), said corner being the point of beginning; thence North 00° 26' 33" West 21.97' to the terminus point.

All persons dealing with the owners of the parcel described herein, after the filing of this notice, will be subject to the rights of the parties and general public as to be determined through this application.

Date Signed: 11-1-13

  
\_\_\_\_\_  
John P. McNamara, SBN 01017172  
McNAMARA, REINICKE & VOGELSBERG, LLP  
118 West Cherry Street  
P.O. Box 507  
Lancaster, WI 53813  
Tel.: 608-723-2185

GRANT COUNTY, WI  
REGISTER OF DEEDS  
NOV 4 - 2013  
at 3:35 P m, & recorded in  
Vol 1379 Records Page 230  
MARILYN PIERCE, REGISTER  
Pages: 1

Record this document with the Register of Deeds

Name and Return Address: 302  
Atty. John P. McNamara  
MR&V

SW-NW-17-4-3  
SE-NE-18-4-3

765441

LIS PENDENS

Document Number

Document Title

NOTICE OF INTENTION TO FILE APPLICATION TO DISCONTINUE PART OF SAND LANE, TOWN OF SOUTH LANCASTER

Pursuant to Wisconsin Statutes sections 82.10 and 82.19 Stuart and Elizabeth Abing and four or more other resident Freeholders intend to file an application with the Town of South Lancaster to discontinue a portion of Sand Lane as Described below and shown as the segment from Point B to Point C on the map attached to this document as Exhibit A.

SW-NW-17-4-3 SE-NE-18-4-3

Description of portion of Sand Lane Proposed to Be Discontinued

A tract of land located in the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) of Section Seventeen (17) and in the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Eighteen (18), Town Four (4) North, Range Three (3) West of the 4th P.M., South Lancaster Township, Grant County, Wisconsin, said tract being sixty-six feet (66') in width and located thirty-three feet (33') on each side of the following described centerline: Commencing 21.97' North 00° 26' 33" West of the East Quarter (E.1/4) corner of said Section Eighteen (18), thence continuing North 00° 26' 33" West 365.07' from said beginning point to the terminus point.

Stuart Abing 9-12-14 (date)

Elizabeth Abing 9-12-14 (date)

This document was drafted by: (print or type name below)

Attorney Mark J. Steichen

Nancy L Langkamp Notary Public State of Wisconsin

9-12-2014

My Commission Expires 02-28-2016 Nancy L. Langkamp

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

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43(2m). USE BLACK INK. WRDA 5/1999

GRANT COUNTY, WI REGISTER OF DEEDS

SEP 12 2014

at 2:40 P m, & recorded in Vol. 1403 Records Page 258 MARILYN PIERCE, REGISTER Pages: 2

Recording Area

Name and Return Address

Attorney Mark J. Steichen Boardman & Clark LLP 1 S. Pinckney St Ste 410 P O Box 927 Madison, WI 53701-0927

30.00 pd.



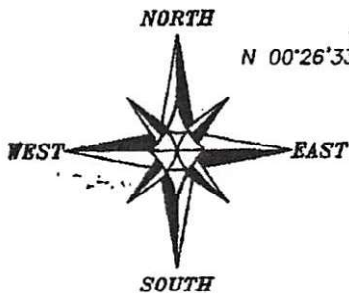
# SITE MAP

**NOTES:**

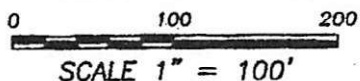
All dimensions and improvements shown on this Site Map was derived from a previous survey and description by Larry Austin dated 7-30-2008. The survey is on file at the Grant County Tax Lister's Office in Book 23 of Surveys, Page 63.

## LEGEND

- ⊕ No. 8 rebar with Grant County Aluminum Cap
- ⊗ No.6 rebar with Grant County Aluminum Cap
- No monument set
- Ⓐ Reference point from previous survey

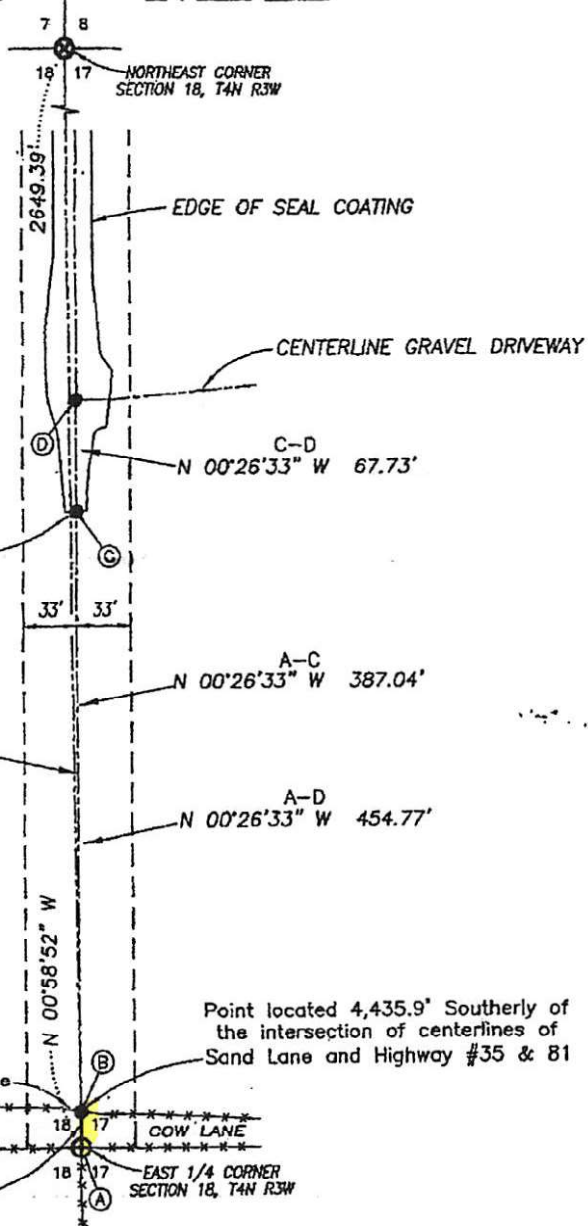


The East line of the NE 1/4 of Section 18 is assumed to bear N 00°58'52" W.



**DESCRIPTION: (PT. A TO PT. B)**

A tract of land located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17) and in the Southeast Quarter of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Town Four (4) North, Range Three (3) West of the 4th P.M., South Lancaster Township, Grant County, Wisconsin, said tract being Sixty-six feet (66') in width and located Thirty-three feet (33') on each side of the following described centerline: Commencing at the East Quarter (E 1/4) corner of said Section Eighteen (18), said corner being the point of beginning; thence North 00° 26' 33" West 21.97' to the terminus point.



End of Seal Coating located 4,070.8' Southerly of the intersection of centerlines of Sand Lane and Highway #35 & 81

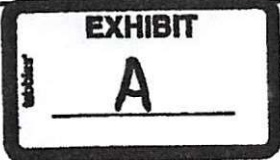
Point located 4,435.9' Southerly of the intersection of centerlines of Sand Lane and Highway #35 & 81

**Austin Engineering LLC**  
 austinengineeringllc.com  
 4211 HWY 81 E, LANCASTER, WI 53813  
 PHONE: 608-723-6363 FAX: 608-723-6702

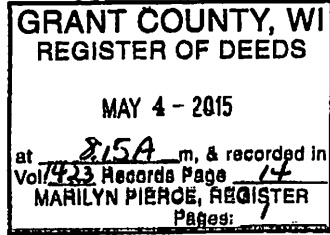
Prepared for: **JOHN McNAMARA**

JOB NO: 13s179  
 G:\T4NR3W\17  
 H:\PLAT\T4NR3W\17\13s179-McNAMARA

DATE: 10-28-2013  
 FIELDBOOK: TUSR  
 DRAWN BY: AJ AUSTIN  
 CREW:  
 SHEET 1 OF 1







SCENIC RIVERS ENERGY COOPERATIVE  
Lancaster, Wisconsin

770082

Document Number

RIGHT OF WAY EASEMENT  
FOR ELECTRIC LINES

KNOW ALL MEN BY THESE PRESENTS: **ECHO VALLEY LLC** (hereinafter called the "Grantor"), does hereby grant, warrant and convey unto SCENIC RIVERS ENERGY COOPERATIVE, a cooperative organized under Chapter 185 Wisconsin Statutes, hereinafter called the "Grantee", and its successors and assigns, the right, privilege and easement to enter up on the lands described hereinafter, and to Construct service, operate, maintain, relocate and reconstruct thereon and under the surface Thereof, and upon or under all streets, roads or highways on or abutting said lands, a line or Lines for the transmission and distribution of electric energy including without limitation all Appropriate necessary or convenient poles, cable, wire, transformers, hand holes, manholes, Concrete pads, duct conduit, ground connections, attachments, equipment and any accessories necessary and appropriate for the distribution of energy.

WO #1510.36

Return to:

Scenic Rivers Energy Cooperative  
231 North Sheridan Street  
Lancaster WI 53813-1398

Parcel Identification Number (PIN)  
058-00399-0000

SW-NW-17-4-3

To include part of: SEC.17-T4N-R3W SW1/4 NW1/4 all in the Township of South Lancaster, Grant County, Wisconsin.

This easement allows SREC to construct and maintain overhead & underground electrical lines. The R.O.W shall be 20 feet on both sides of the installed overhead lines and the R.O.W shall be 10 feet on both sides of the installed underground lines.

Drafted By: CHAD OLMSTEAD

The facilities erected hereunder shall remain the property of "Grantee." Grantee shall have the right to inspect, rebuild, remove, repair, improve and make changes, alterations, substitutions and additions in and to its facilities as it may from time to time deem advisable, including the right to increase or decrease the number of conduits, poles, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures.

Grantee shall at all time have the right to keep the easement clear of all buildings, structures or other obstructions, trees, shrubbery, undergrowth and roots. All trees and limbs cut by Grantee at any time shall remain the property of Grantor.

Grantor, his successors and assigns, may use the land within the easement for any purpose not inconsistent with the rights hereby granted, provided such use does not interfere with or endanger the construction, operation and maintenance of Grantee's facilities.

For the purpose of constructing, inspecting, maintaining or operating its facilities, Grantee shall have the right of ingress to and egress from the easement over the lands of Grantor adjacent to the easement and lying between public or private roads and the easement, such right to be exercised in such manner as shall occasion the least practicable damage and inconvenience to Grantor.

To have and to hold unto the said Grantee, its successors and assigns forever, this conveyance shall be binding on the heirs, representatives, assigns, and grantees of the Grantor.

Witness the Hands and Seals of the Grantors (and the person[s], if any, joining in and consenting to this easement) this 13 day of March, 2015.

In the Presence of

Stuart Abing \_\_\_\_\_ Stuart Alij \_\_\_\_\_ (SEAL)

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

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

STATE OF WISCONSIN )  
County, Grant ) SS

Personally came before me, this 13 day of March A.D., 2015

The above named Owner: ECHO VALLEY LLC

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

Notary Signature, Chad Olmstead  
Notary Public, Grant County,  
My Commission Expires: Feb 18<sup>th</sup>, 2018

