

*Cover page for:*

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

\* The attached copies of recorded exceptions do not include a copy of the mortgage  
(Exception #17) which is to be *released* at closing.

*Preliminary title insurance schedules prepared by:*

**Green County Title & Abstract, Inc.**

(Dated 8/18/2020; File # AT-8007)

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# **Auction Tracts 1 – 5**

(Green County, Wisconsin)

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*For September 29, 2020 auction to be conducted by:*

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

*On behalf of:*

**Kleiser-Bader Farm, LLC**



Fidelity National Title Insurance Company  
P.O. Box 45023  
Jacksonville FL 32232-5023  
**SCHEDULE A**

Commitment Number: AT-8007

1. Commitment Date: August 18, 2020 at 4:00 P.M.
2. Policy or Policies to be issued:
  - (a) 2006 ALTA® Owner's Policy                      Proposed Policy Amount: \$ 15,000.00  
  
Proposed Insured:  
  
***Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below***
  - (b) 2006 ALTA® Loan Policy                              Proposed Policy Amount: \$ NONE  
  
Proposed Insured:
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
  
**Kleiser-Bader Farm, LLC**

Green County Title & Abstract, Inc.  
1720 10<sup>th</sup> St., Suite 1  
Monroe, WI 53566  
Phone: 608-329-7707  
gct@greencountytitle.com  
ALTA® Universal ID: 6460115

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance[ issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. 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].*



**SCHEDULE A**  
**(continued)**

Commitment Number: AT-8007

5. The Land is described as follows:

The Northeast Quarter of the Southeast Quarter of Section 15, Town 2 North, Range 6 East, EXCEPTING therefrom a triangular parcel of land conveyed to Joseph B. Tschanz and more particularly described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter, thence North a distance of 60 feet on the East line of said Northeast Quarter of the Southeast Quarter, thence in a Southwesterly direction to the South line of said Northeast Quarter of the Southeast Quarter to a point 60 feet West from the place of beginning, thence East on said South line to the Northeast Quarter of the Southeast Quarter to the place of beginning.

The West 120 acres of the Northeast Quarter of Section 15; the South 100 acres of the Northwest Quarter of Section 15; All that part of the Southeast Quarter of the Northeast Quarter of Section 16 lying East of the center of the highway, Town 2 North, Range 6 East, Green County, Wisconsin.

EXCEPT: land conveyed for highway purposes in Volume 330 of Records, on Page 45 as Document No. 270507.

ALSO EXCEPT: Land conveyed for highway purposes in Volume 398 of Records, on Page 45 as Document No. 305104.

For Information purposes:

Tax Parcel Number: 23-018-0104.0000  
23-018-0104.1000  
23-018-0108.0000

Property Address: N3992 County M, Monroe, WI 53566

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

Commitment Number: AT-8007

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.

WARRANTY DEED from Kleiser-Bader Farm, LLC, by all of its members, or if it is manager-managed, by all of its managers to Qualified Purchaser to be Determined.

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5. The Company will require the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: *Kleiser-Bader Farm, LLC*

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

**(Note: Affidavit of LLC Status in blank is provided. The operating agreement or completed affidavit shall be returned at this time to the Company for examination.)**

6. This Commitment does not insure against judgments and/or liens which may appear of record against the unnamed proposed owners. Said judgments and/or liens, if any, will be made a part of the commitment after the names of said proposed owners are disclosed to us.

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## SCHEDULE B, PART II Exceptions

Commitment Number: AT-8007

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.
2. 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.
3. 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.
4. 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.
5. Rights or claims of parties other than Insured in actual possession of any or all of the property.
6. Easements or claims of easements not shown by the public records.
7. Any claim of adverse possession or prescriptive easement.
8. Special taxes, assessments, or special charges, if any, payable with taxes levied or to be levied for the year 2020 and subsequent years.
9. General Taxes for the year 2020 and subsequent years.
10. 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 street, highway and/or alley purposes.

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**SCHEDULE B, PART II**  
**(continued)**  
**Exceptions**

Commitment Number: AT-8007

11. EASEMENT from Ralph Isely and Helen K. Isely, his wife, to Lafayette Electric Cooperative, by instrument dated January 7, 1952 and recorded in the Green County Register of Deeds office on January 10, 1952 in Volume 27 of Misc. on Page 150 as Document No. 182419.
12. EASEMENT from Ralph Isely and Arlene Isely to the United Telephone Company, by instrument dated November 27, 1956 and recorded in the Green County Register of Deeds office on January 7, 1957 in Volume 38 of Misc. on Page 329 as Document No. 193959.
13. EASEMENT from Wilford R. Kleiser, Darrell L. Hudson and Jean K. Hudson, for himself, his heirs, successors and assigns to the United Telephone Company, its successors, assigns, joint tenants and lessees, by instrument dated January 27, 1971 and recorded in the Green County Register of Deeds office April 6, 1971 in Volume 244 of Records on Page 52 as Document No. 234388.
14. EASEMENT from Jean K. Hudson, for herself, her heirs, successors and assigns to the United Telephone Company, its successors, assigns, joint tenants and lessees, by instrument dated May 25, 1975 and recorded in the Green County Register of Deeds office April 6, 1976 in Volume 297 of Records on Page 523 as Document No. 255581.
15. HIGHWAY DEED from Wilford R. Kleiser, (a single man), Vendee and Jean K. Hudson, a widow as vendor to State of Wisconsin, by instrument dated October 6, 1978 and recorded in the Green County Register of Deeds office November 29, 1978 in Volume 330 of Records on Page 45 as Document No. 270507.
16. CONVEYANCE OF LANDS FOR HIGHWAY PURPOSES from Wilford R. Kleiser to Green County, Wisconsin, by instrument dated July 2, 1986 and recorded in the Green County Register of Deeds office August 6, 1986 in Volume 398 of Records on Page 45 as Document No. 305104.
17. MORTGAGE from Kleiser-Bader Farm, LLC, A Wisconsin Limited Liability Company, to Badgerland Financial, FLCA, in the originally stated amount of \$ [REDACTED], by instrument dated January 3, 2013 and recorded in the Green County Register of Deeds office January 4, 2013 in Volume 1234 of Records on Page 651 as Document No. 549254.
18. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

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**Real Estate Taxes through the year 2019 are paid in full.**

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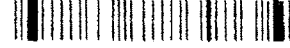
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DOCUMENT # 549253

Recorded  
January 04, 2013 2:40 PM  
CYNTHIA A MEDDT  
REGISTER OF DEEDS  
GREEN COUNTY, WISCONSIN  
Fee Amount: \$30.00  
Transfer Fee: \$2,500.00



State Bar of Wisconsin Form 5-2003  
**PERSONAL REPRESENTATIVE'S DEED**

Document Number

Document Name

THIS DEED, made between Sarah Kleiser and Gwen Penniston

as Personal Representative of the estate of Wilford R. Kleiser

("Decedent"), ("Grantor," whether one or more), and Kleiser-Bader Farm, LLC

("Grantee," whether one or more).  
Grantor conveys to Grantee, without warranty, the following described real estate,  
together with the rents, profits, fixtures and other appurtenant interests, in  
Green County, State of Wisconsin ("Property") (if more space is  
needed, please attach addendum):

Recording Area

Name and Return Address

**Atty. Charles R. Wellington**  
**Kittelsen Law Firm**  
916 17th Avenue, P.O. Box 710  
Monroe, WI 53566-0710

SEE ATTACHED LEGAL DESCRIPTION

**CODE**  
W-7  
**EXCLUSION**

23-18-104.0; 23-18-104.10; 23-18-108.0

Parcel Identification Number (PIN)

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

Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since acquired.

Dated January 4, 2013

PERSONAL REPRESENTATIVE:

Sarah Kleiser (SEAL) \* Sarah Kleiser  
Gwen Penniston (SEAL) \* Gwen Penniston

**AUTHENTICATION**

Signature(s) of Sarah Kleiser and Gwen Penniston

authenticated on January 4, 2013

\* Scott Thompson

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
) ss.  
GREEN COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

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

THIS INSTRUMENT DRAFTED BY:

Attorney Scott Thompson

Monroe, WI 53566-0710 (tjb)

\*

Notary Public, State of Wisconsin

My commission (is permanent) (expires: \_\_\_\_\_)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

PERSONAL REPRESENTATIVE'S DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 5-2003

\*Type name below signatures.

INFO-PRO® www.infoproforms.com

**ATTACHMENT TO PERSONAL REPRESENTATIVE'S DEED****Grantor: Estate of Wilford R. Kleiser****Grantee: Kleiser-Bader Farm, LLC**Legal Description of Property:

The Northeast Quarter of the Southeast Quarter of Section 15, Town 2 North, Range 6 East, EXCEPTING therefrom a triangular parcel of land conveyed to Joseph B. Tschanz and more particularly described as follows: Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter, thence North a distance of 60 feet on the East line of said Northeast Quarter of the Southeast Quarter, thence in a Southwesterly direction to the South line of said Northeast Quarter of the Southeast Quarter to a point 60 feet West from the place of beginning, thence East on said South line to the Northeast Quarter of the Southeast Quarter to the place of beginning. ✓

The West 120 acres of the Northeast Quarter of Section 15; the South 100 acres of the Northwest Quarter of Section 15; All that part of the Southeast Quarter of the Northeast Quarter of Section 16 lying East of the center of the highway, Town 2 North, Range 6 East, Green County, Wisconsin.

EXCEPT: Land conveyed for highway purposes in Volume 330 of Records, on Page 45 as Document No. 270507.

ALSO EXCEPT: Land conveyed for highway purposes in Volume 398 of Records, on Page 45 as Document No. 305104.

TOWN OF JORDAN  
 ATTN: TOWN TREASURER  
 W8428 STATE ROAD 81  
 MONROE WI 53566

**GREEN COUNTY - STATE OF WISCONSIN  
 PROPERTY TAX BILL FOR 2019  
 REAL ESTATE**

KLEISER-BADER FARM LLC

Parcel Number: 23018 01040000  
 Bill Number: 282770

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**

N3992 COUNTY HWY M  
 Sec. 15, T2N, R6E  
 W 120A NE4 EXC .45A FOR HWY -119.55A; S 100A NW4  
 219.550 ACRES

282770/23018 01040000

KLEISER-BADER FARM LLC  
 W7210 COUNTY ROAD B  
 MONROE WI 53566

Please inform treasurer of address changes.

ASSESSED VALUE LAND 59,500	ASSESSED VALUE IMPROVEMENTS 1,500	TOTAL ASSESSED VALUE 61,000	AVERAGE ASSMT. RATIO 0.888702706	NET ASSESSED VALUE RATE 0.02225794 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 1285.11
ESTIMATED FAIR MARKET VALUE LAND See Reverse, Use Value Assessment	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE See Reverse, Use Value Assessment	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 136.99	
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Green County	30,988	32,917	387.83	389.92	0.5%
Town of Jordan	120,544	131,103	255.89	326.26	27.5%
Argyle School	175,359	184,880	645.15	565.20	-12.4%
BLACKHAWK TECH	64,824	65,065	77.05	76.37	-0.9%
<b>TOTAL</b>	<b>391,715</b>	<b>413,965</b>	<b>1,365.92</b>	<b>1,357.75</b>	<b>-0.6%</b>
FIRST DOLLAR CREDIT			-82.04	-72.64	-11.5%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
<b>NET PROPERTY TAX</b>			<b>1,283.88</b>	<b>1,285.11</b>	<b>0.1%</b>

**TOTAL DUE: \$1,285.11**  
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:  
**JANUARY 31, 2020**  
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
 Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Argyle School	30.410	187.86	2036				
Green County	17.274	16.93	2025				
Argyle School	12.164	75.14	2036				

PAY 1ST INSTALLMENT OF: \$642.56 <b>BY JANUARY 31, 2020</b> AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF JORDAN ATTN: TOWN TREASURER W8428 STATE ROAD 81 MONROE WI 53566 PIN# 23018 01040000 KLEISER-BADER FARM LLC BILL NUMBER: 282770	PAY 2ND INSTALLMENT OF: \$642.55 <b>BY JULY 31, 2020</b> AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: GREEN COUNTY TREASURER 1016 16TH AVENUE MONROE, WI 53566-1702 PIN# 23018 01040000 KLEISER-BADER FARM LLC BILL NUMBER: 282770	PAY FULL AMOUNT OF: \$1,285.11 <b>BY JANUARY 31, 2020</b> AMOUNT ENCLOSED _____ MAKE CHECK PAYABLE AND MAIL TO: TOWN OF JORDAN ATTN: TOWN TREASURER W8428 STATE ROAD 81 MONROE WI 53566 PIN# 23018 01040000 KLEISER-BADER FARM LLC BILL NUMBER: 282770
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INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF JORDAN  
 ATTN: TOWN TREASURER  
 W8428 STATE ROAD 81  
 MONROE WI 53566

**GREEN COUNTY - STATE OF WISCONSIN  
 PROPERTY TAX BILL FOR 2019  
 REAL ESTATE**

KLEISER-BADER FARM LLC

Parcel Number: 23018 01041000  
 Bill Number: 282771

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**

Sec. 15, T2N, R6E  
 NE4 SE4 EXC TRIANGLE PARC IN SE COR .04A  
 39.960 ACRES

282771/23018 01041000  
 KLEISER-BADER FARM LLC  
 W7210 COUNTY ROAD B  
 MONROE WI 53566

Please inform treasurer of address changes.

ASSESSED VALUE LAND 10,800	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 10,800	AVERAGE ASSMT. RATIO 0.888702706	NET ASSESSED VALUE RATE 0.02149543 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 232.15
ESTIMATED FAIR MARKET VALUE LAND See Reverse, Use Value Assessment	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS	TOTAL ESTIMATED FAIR MARKET VALUE	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 24.25	
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Green County	30,988	32,917	64.55	64.71	0.2%
Town of Jordan	120,544	131,103	45.59	57.76	26.7%
Monroe School	835,462	866,057	100.89	96.16	-4.7%
BLACKHAWK TECH	64,824	65,065	13.73	13.52	-1.5%
<b>TOTAL</b>	<b>1,051,818</b>	<b>1,095,142</b>	<b>224.76</b>	<b>232.15</b>	<b>3.3%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>224.76</b>	<b>232.15</b>	<b>3.3%</b>

**TOTAL DUE: \$232.15**  
 FOR FULL PAYMENT, PAY TO LOCAL TREASURER BY:  
**JANUARY 31, 2020**  
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
 Failure to pay on time. See reverse.

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Monroe School	75.638	17.43	2021				
Monroe School	64.763	14.92	2024				
Green County	17.274	3.00	2025				

PAY 1ST INSTALLMENT OF: \$116.08  
 BY JANUARY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF JORDAN  
 ATTN: TOWN TREASURER  
 W8428 STATE ROAD 81  
 MONROE WI 53566

PIN# 23018 01041000  
 KLEISER-BADER FARM LLC  
 BILL NUMBER: 282771

PAY 2ND INSTALLMENT OF: \$116.07  
 BY JULY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

GREEN COUNTY TREASURER  
 1016 16TH AVENUE  
 MONROE, WI 53566-1702

PIN# 23018 01041000  
 KLEISER-BADER FARM LLC  
 BILL NUMBER: 282771

PAY FULL AMOUNT OF: \$232.15  
 BY JANUARY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF JORDAN  
 ATTN: TOWN TREASURER  
 W8428 STATE ROAD 81  
 MONROE WI 53566

PIN# 23018 01041000  
 KLEISER-BADER FARM LLC  
 BILL NUMBER: 282771



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF JORDAN  
 ATTN: TOWN TREASURER  
 W8428 STATE ROAD 81  
 MONROE WI 53566

**GREEN COUNTY - STATE OF WISCONSIN  
 PROPERTY TAX BILL FOR 2019  
 REAL ESTATE**

KLEISER-BADER FARM LLC

Parcel Number: 23018 01080000  
 Bill Number: 282783

**Important:** Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

**Location of Property/Legal Description**

Sec. 16, T2N, R6E  
 PRT SE4 NE4 LYG E HWY, EXC 1.53A HWY  
 16.470 ACRES

282783/23018 01080000

KLEISER-BADER FARM LLC  
 W7210 COUNTY ROAD B  
 MONROE WI 53566

Please inform treasurer of address changes.

ASSESSED VALUE LAND 2,200	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 2,200	AVERAGE ASSMT. RATIO 0.888702706	NET ASSESSED VALUE RATE 0.02225794 <small>(Does NOT reflect credits)</small>	<b>NET PROPERTY TAX</b> 48.96
ESTIMATED FAIR MARKET VALUE LAND See Reverse, Use Value Assessment	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE See Reverse, Use Value Assessment	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 4.94	
TAXING JURISDICTION	2018 EST. STATE AIDS ALLOCATED TAX DIST.	2019 EST. STATE AIDS ALLOCATED TAX DIST.	2018 NET TAX	2019 NET TAX	% TAX CHANGE
State of Wisconsin	0	0	0.00	0.00	
Green County	30,988	32,917	14.32	14.06	-1.8%
Town of Jordan	120,544	131,103	9.45	11.77	24.6%
Argyle School	175,359	184,880	23.82	20.38	-14.4%
BLACKHAWK TECH	64,824	65,065	2.84	2.75	-3.2%
<b>TOTAL</b>	<b>391,715</b>	<b>413,965</b>	<b>50.43</b>	<b>48.96</b>	<b>-2.9%</b>
<b>FIRST DOLLAR CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>LOTTERY AND GAMING CREDIT</b>			<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>NET PROPERTY TAX</b>			<b>50.43</b>	<b>48.96</b>	<b>-2.9%</b>

**TOTAL DUE: \$48.96**  
 FOR FULL PAYMENT, PAY TO LOCAL  
 TREASURER BY:  
**JANUARY 31, 2020**

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
 Failure to pay on time. See reverse.

**FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases**

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
Argyle School	30.410	6.78	2036				
Argyle School	12.164	2.71	2036				
Green County	17.274	0.61	2025				

PAY 1ST INSTALLMENT OF: \$48.96  
 BY JANUARY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF JORDAN  
 ATTN: TOWN TREASURER  
 W8428 STATE ROAD 81  
 MONROE WI 53566

PIN# 23018 01080000  
 KLEISER-BADER FARM LLC  
 BILL NUMBER: 282783

PAY 2ND INSTALLMENT OF: \$0.00  
 BY JULY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

GREEN COUNTY TREASURER  
 1016 16TH AVENUE  
 MONROE, WI 53566-1702

PIN# 23018 01080000  
 KLEISER-BADER FARM LLC  
 BILL NUMBER: 282783

PAY FULL AMOUNT OF: \$48.96  
 BY JANUARY 31, 2020

AMOUNT ENCLOSED \_\_\_\_\_

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF JORDAN  
 ATTN: TOWN TREASURER  
 W8428 STATE ROAD 81  
 MONROE WI 53566

PIN# 23018 01080000  
 KLEISER-BADER FARM LLC  
 BILL NUMBER: 282783



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

Wisconsin Rural Electric Cooperative Association Form No. 3b

Map Index No. Branch Line Easement No.

RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE

For

VOL 27 PAGE 150

Register's Office Green County, Wis. } ss

Received for record, this 10th day of Jan. AD 1952 at 1:48 o'clock P.M. J. G. ... Register

KNOW ALL MEN BY THESE PRESENTS:

That Ralph Isely and Helen Isely, his wife

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

LAFAYETTE ELECTRIC COOPERATIVE

A Cooperative Association Duly Organized Under the Laws of the State of Wisconsin,

its successors and assigns, the right to enter upon the lands of the undersigned situated in the County of Green State of Wisconsin, and more particularly described as follows:

The South (S) one hundred acres (100 A) of the Northwest one-fourth (NW 1/4) of Section Fifteen (Sec. 15). All that part of the Southeast one-fourth (SE 1/4) of the Northeast one-fourth (NE 1/4) of Section Sixteen (Sec. 16) lying East (E) of the center of the highway, and containing eighteen acres (18 A), more or less, Town Two North (T 2 N), Range Six East (R 6 E) of Jordan Township, Green County.

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways, on or abutting said lands an electric transmission or distribution line or system, and to cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system, and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

In granting this easement it is understood that at pole locations only a single pole and appurtenances will be used and that the location of the poles will be such as to form the least possible interference to farm operations, so long as it does not materially increase the cost of construction.

To HAVE AND TO HOLD said easement, together with all and singular the rights and privileges appertaining thereto, unto said cooperative association, its successors and assigns forever. This conveyance shall be binding on the heirs, representatives, assigns and grantees of the grantors.

The grantors covenant and warrant that they are lawfully seized and possessed of all the property described above and that they have good right and lawful authority to convey this easement for the purpose herein expressed.

WITNESS THE HANDS AND SEALS of the grantors this 7th day of January, 1952

In the presence of:

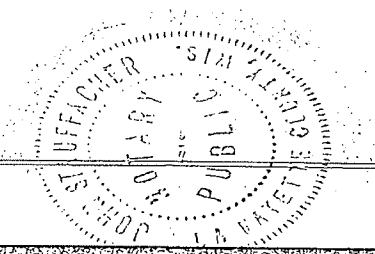
John Stauffacher John Stauffacher Donna M. Wilson Donna M. Wilson

Ralph Isely Helen K. Isely (SEAL) (SEAL) (SEAL) (SEAL)

STATE OF WISCONSIN } ss. COUNTY OF Green

Personally came before me, this Seventh day of January A. D., 1952 the above named Ralph Isley and Helen K. Isely, his wife

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



John Stauffacher Notary Public Lafayette County, Wisconsin

My Commission Expires December 7 1952

The undersigned, for himself, his heirs, successors and assigns, grants unto the United Telephone Company, its successors, assigns, joint tenants and lessees, the following described rights:

To erect and maintain poles, wires, cables, anchors, underground conduits, and other appliances necessary in the conduct of its business, and any customary replacement thereof including trimming or cutting of trees where in the judgment of the grantee such branches or trees may interfere with telephone service to the public, said equipment to be located by the grantee upon, over and across land owned by the grantor in the TOWN of JORDAN, County of GREEN, State of Wisconsin, and described as follows:

THAT PORTION OF LAND LYING EAST OF THE PRESENT NORTH-SOUTH ROAD IN THE SE 1/4 OF THE NE 1/4, SEC 16 AND THE S 1/2 OF THE NW 1/4, SEC 15, T 2N - R. 6E.

at the following location thereon: A PARCEL OF LAND 10.0 FT IN WIDTH THE CENTERLINE OF SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING 586 FT. SOUTH OF THE SOUTH LINE OF THE NE 1/4 OF THE NE 1/4, SEC 16, THENCE N 73° 27'E A DISTANCE OF 1900 FT TO A POINT 41.0 FT SOUTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NW 1/4, SEC 15.

The undersigned further certifies that there (is) (~~is not~~) a mortgage or lien against the above mentioned property, said mortgage or lien being held by NATIONAL FARM LOAN

Signed and sealed at BROWNTOWN, Wis. this 27<sup>th</sup> day of Nov 19 56.

Witness:

Ralph Isely (Seal)  
Landowner

John Hirsch  
JOHN HIRSCH

RALPH ISELY  
Name Printed

BROWNTOWN, WIS.

Arline Isely (Seal)  
Wife

Daniel L. Hunt

ARLENE ISELY  
Name Printed

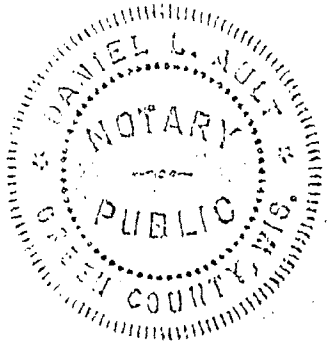
DANIEL L. HUNT  
MONROE, WISCONSIN

STATE OF WISCONSIN )  
County of GREEN ) ss.

Personally appeared before me this 27<sup>TH</sup>  
day of NOVEMBER A.D. 19 56.

RALPH & ARLENE ISELY  
to me known to be the person S who  
executed the instrument on sheet 1  
hereof and acknowledged the same.

Daniel L. Hunt  
Notary Public GREEN County, Wis.  
My Commission expires 20 SEPT 19 59.



(I) (We) as mortgagee of the above described property consent  
to the foregoing grant.

Witness: \_\_\_\_\_ (Seal)  
\_\_\_\_\_ Mortgagee  
\_\_\_\_\_ Name Printed  
\_\_\_\_\_ (Seal)  
\_\_\_\_\_ Mortgagee  
\_\_\_\_\_ Name Printed

STATE OF WISCONSIN )  
County of \_\_\_\_\_ ) ss.

Personally appeared before me this \_\_\_\_\_  
day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_.

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

Notary Public \_\_\_\_\_ County, Wis.  
My Commission expires \_\_\_\_\_ 19 \_\_\_\_\_.



C O N S E N T

THE FEDERAL LAND BANK OF SAINT PAUL, mortgagee in, and owner and holder of, a mortgage executed by Ralph Isely, single,

dated the 26th day of May, A.D. 1955

HEREBY CONSENTS to a certain Easement for telephone line construction.

executed by Ralph Isely and Arlene Isely, his wife,

to United Telephone Company

dated the 27th day of November, A.D. 1956, recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_, in (Vol.) (Book) (Liber) \_\_\_\_\_ of \_\_\_\_\_, on Page \_\_\_\_\_, in the office of the Register of Deeds in and for the County of \_\_\_\_\_, State of \_\_\_\_\_, over premises described as follows:

That portion of land lying East of the present North-South road in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$ ), Section Sixteen (16), and the South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$ ) of Section Fifteen (15), Township Two (2) North, Range Six (6) East, Green County, Wisconsin,

RECORDED

JAN - 7 '57

at 10:10 o'clock a.m.

and agrees that in the event of the foreclosure of said mortgage, or other sale of the property described in said mortgage under judicial proceedings, the same may be sold subject to said easement.

IN TESTIMONY WHEREOF, The said corporation, The Federal Land Bank of Saint Paul, has caused these presents to be executed in its corporate name by its Vice-President and its Assistant Secretary, and its corporate seal to be affixed this 18th day of December, A.D. 1956.

Signed, Sealed and Delivered in the Presence of:

G. Humer G. Humer  
E. H. Blonick E. H. Blonick

THE FEDERAL LAND BANK OF SAINT PAUL

By W. R. Fankhanel Its Vice-President

By M. E. Olson Its Assistant Secretary

STATE OF MINNESOTA )  
                                  ) ss  
COUNTY OF RAMSEY )

On this 18th day of December, 1956 before me, a notary public, personally appeared

W. R. Fankhanel

M. E. Olson

and \_\_\_\_\_ to me personally known, and to me personally known to be officers, to-wit, Vice-President and Assistant Secretary, respectively, of The Federal Land Bank of Saint Paul, a corporation, and to me personally known to be the persons who executed the within and foregoing instrument in behalf of said corporation as such officers, who being each by me duly sworn, did each for himself say that they are such officers of said corporation described in and which executed the within and foregoing instrument, that the seal affixed to the within and foregoing instrument is the corporate seal of said corporation, and that said instrument was executed in behalf of said corporation by authority of its Board of Directors; and said officers acknowledged said instrument to be the free act and deed of said corporation, and further acknowledged to me that said corporation executed the same.

G. Humer  
Notary Public, Ramsey County, Minnesota.

County GREEN

City  
Town JORDAN

System

244 52

Village

The undersigned, for himself, his heirs, successors and assigns, grants unto the United Telephone Company, its successors, assigns, joint tenants and lessees, an exclusive right of way and easement to place, replace, maintain or remove an underground cable telephone line, including associated appliances such as conduits, marker posts and pressure alarm apparatus, on and through certain lands owned by the grantors in the TOWN of JORDAN, GREEN County, Wisconsin, and described as: THE WEST 120 ACRES OF THE NORTHEAST QUARTER OF SECTION 15, TOWN 2 NORTH, RANGE 6 EAST.

This grant likewise includes the right of ingress and egress on the lands of the undersigned for the purpose of exercising the rights herein granted; the right to install a gate or to make a temporary opening in any fence on said lands at the point where such fence crosses the route of said telephone line or lines; and the right to cut down and, by continued cutting or by chemical treatment, to control the future growth of all trees and brush which may, in the judgment of the grantee, interfere with the exercise of the rights herein granted.

The rights herein granted may be assigned by the grantee in whole or in part.

The grantors, for THEM selves, THEIR heirs, successors and assigns, covenant not to erect any structure on said lands that would interfere with the installation, replacement, maintenance or removal hereunder of said telephone line or lines and associated appliances.

The grantee, for itself, its successors and assigns, covenants that it will pay the reasonable value of any crops destroyed and other physical damage done to the property of the grantors, THEIR heirs, successors and assigns, arising at any time out of the exercise by it of the rights herein granted.

The undersigned further certifies that there (is) (~~is not~~) a mortgage or lien against the above mentioned property, said mortgage or lien being held by FEDERAL LAND BANK OF ST. PAUL AND LAND CONTRACT TO DARRELL HUDSON & RALPH ISELY

Signed and sealed at GREEN COUNTY this 27<sup>th</sup> day of JANUARY 1971

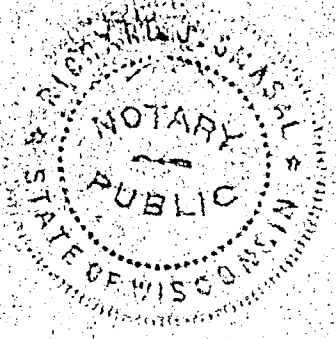
Witness: Richard J. Smasal  
RICHARD J. S. MASAL  
Jack W. Caswell  
JACK W. CASWELL

Wilford R. Kleiser (seal)  
 Landowner WILFORD R. KLEISER  
Darrell L. Hudson (seal)  
 WIFE LAND OWNER  
DARRELL L. HUDSON  
Jean K. Hudson (SEAL)  
 (WIFE)  
JEAN K. HUDSON

REGISTER OF DEEDS OFFICE  
 GREEN COUNTY, WISCONSIN  
 Registered on 244 day of April 1971  
 in volume 244 of Green County  
Walter Bratke Register of Deeds

STATE OF WISCONSIN )  
County of GREEN )

ss. Personally appeared before me this 27<sup>th</sup>  
day of JANUARY A.D. 19 71.  
DARRELL L. HUDSON AND JEAN K. HUDSON  
AND WILFORD R. KLAISER  
to me known to be the person S who  
executed the instrument on sheet. 1  
hereof and acknowledged the same.



Richard J. Smasal  
Notary Public GREEN County, Wis.  
My Commission expires MAY 20 1973.

LAND CONTRACT HOLDER

(I) (~~we~~) as mortgagee        of the above described property consent  
to the foregoing grant.

Witness:

Jack W. Caswell  
JACK W. CASWELL

Ralph Isely (Seal)  
Mortgagee  
RALPH ISELY  
Name Printed

       (Seal)  
Mortgagee  
        
Name Printed

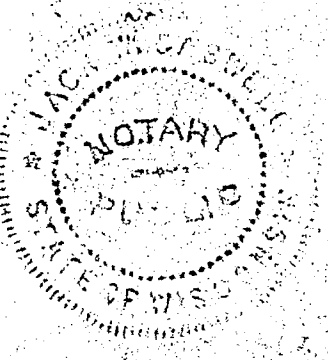
STATE OF WISCONSIN )  
County of GREEN )

ss. Personally appeared before me this 29<sup>th</sup>  
day of January A.D. 19 71.

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

Jack W. Caswell  
Notary Public GREEN County, Wis.

My Commission expires March 25 1972.



STATE OF WISCONSIN )  
County of \_\_\_\_\_ ) ss. Personally appeared before me this  
day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

to me known to be the person \_\_\_\_\_ who  
executed the instrument on sheet 1  
hereof and acknowledged the same.

Notary Public \_\_\_\_\_ County, Wis.

My Commission expires \_\_\_\_\_ 19 \_\_\_\_\_ .

(I) (We) as mortgagee \_\_\_\_\_ of the above described property consent  
to the foregoing grant.

Witness: \_\_\_\_\_ (Seal)

R. Norenberg  
R. Norenberg  
C. M. Soukup  
C. M. Soukup

THE FEDERAL LAND BANK OF SAINT PAUL:  
BY [Signature]  
Assistant Treasurer  
BY [Signature]  
A. J. Ellerson Assistant Secretary (Seal)

Countersigned

Name Printed

STATE OF MINNESOTA )  
COUNTY OF RAMSEY ) ss.

On February 12, 1971, the above named officers of The Federal Land Bank of  
Saint Paul, known to me to be such officers, and by me being duly sworn, said that they are such  
officers, that the seal affixed hereto is the corporate seal, that this instrument was executed  
on behalf of the corporation by authority of its Board of Directors as the free act and deed of  
the corporation.

C. M. SOUKUP  
Notary Public, Ramsey County, Minn.  
My Commission Expires Mar. 10, 1973.

C. M. Soukup  
NOTARY PUBLIC

4498 7/67

255581

Town 2N Range 6E Section 15,16

City \_\_\_\_\_

Exchange Browntown

Village \_\_\_\_\_

In consideration of the sum one dollar and other good and valuable considerations, the undersigned, for her self, her heirs, successors and assigns, grant s and convey s unto the United Telephone Company, its successors, assigns, joint tenants and lessees, and exclusive right of way and easement to place, replace, maintain or remove an underground cable telephone line, including associated appliances such as conduits, marker posts and pressure alarm apparatus, on and through certain lands owned by the grantor \_\_\_\_\_ in the TOWN of Jordan, Green County, Wisconsin, and described as:

The S 100 acres of the NW $\frac{1}{4}$  of Section 15; All that part of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 16 lying East of the center of the highway and containing 18 acres, more or less, all being in T2N, R6E.

This grant likewise includes the right of ingress and egress on the lands of the undersigned for the purpose of exercising the rights herein granted; the right to install a gate or to make a temporary opening in any fence on said lands at the point where such fence crosses the route of said telephone line or lines; and the right to cut down and, by continued cutting to control the future growth of all trees and brush which may, in the judgment of the grantee, interfere with the exercise of the rights herein granted.

The rights herein granted may be assigned by the grantee in whole or in part.

The grantor \_\_\_\_\_, for her self, her heirs, successors and assigns, covenant s not to erect any structure on said lands that would interfere with the installation, replacement, maintenance or removal hereunder of said telephone line or lines and associated appliances.

The grantee, for itself, its successors and assigns, covenants that it will pay the reasonable value of any crops destroyed and other physical damage done to the property of the grantor \_\_\_\_\_, her heirs, successors and assigns, arising at any time out of the exercise by it of the rights herein granted.

This grant is given upon the condition that, if the rights herein granted are exercised by the grantee, said grantee shall pay to the grantor(s) an additional sum computed at the rate of five cents per foot with a minimum of twenty-five dollars along the route on said land actually traversed by the underground cable telephone line described, said payment to be made upon completion of the installation of said line.

The undersigned further certifies that there (is) (~~is not~~) a mortgage or lien against the above mentioned property, said mortgage or lien being held by Richard Contract to Wilford R. Kleider

Signed and sealed at GREEN COUNTY this 13 day of Mar 19 76.

Witness: Kenneth Hartwig  
Kenneth Hartwig

Jean K. Hodson (Seal)  
Landlord JEAN K. HODSON

\_\_\_\_\_  
Wife (Seal)

STATE OF WISCONSIN )  
County of Green )

ss. Personally appeared before me this 13 day of March  
A.D. 1976.

JEAN HUDSON

to me known to be the person who executed the instrument on  
sheet 1 hereof and acknowledged the same.

Kenneth Hartwig  
KENNETH HARTWIG  
Notary Public Green County, Wis.

My Commission expires 2-4 1977.

VENDEE

(1) ~~one~~ as mortgagor of the above described property consent to the foregoing grant.

Witness: Roger E. Sell Wilford R. Kleiser (Seal)  
ROGER E. SELL ~~XXXXXXXX~~ VENDEE

WILFORD R. KLEISER  
Name Printed

(Seal)  
Mortgagee

Name Printed

STATE OF WISCONSIN )  
County of GREEN )

ss. Personally appeared before me this 28<sup>th</sup> day of MAY  
A.D. 1975.

WILFORD R. KLEISER

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

Roger E. Sell ROGER E. SELL

Notary Public GREEN County, Wis.

My Commission expires DEC 3 1978.

This Instrument was drafted by ROGER E. SELL

REGISTER OF DEEDS OFFICE )  
GREEN COUNTY, WISCONSIN )

Received for record, this 6 day of April  
A.D. 1976 at 2:40 o'clock P. M. and recorded

255581 in volume 297 of books on page 523

Nelson Brantke  
Register

FEE # 27.25(2) EXEMPT

27050 /

DOCUMENT NO.

(a single man)

This Indenture, Made by Wilford R. Kleiser, Vendor and Jean K. Hudson, a widow as vendor grantor of Green County, Wisconsin, hereby conveys and warrants to State of Wisconsin grantee of Green County, Wisconsin, for the sum of Four Hundred Forty Dollars and no/100 (\$440.00).

Fee title in and to the following tract of land in Green County, State of Wisconsin, described as a parcel of land in Section 15, T 2 N, R 6 E, the NE 1/4 - NE 1/4 thereof, located from a highway reference line described as follows:

- Commencing at the north quarter corner of said Section 15; Thence N 0°-01'-27" E, 753.47 feet to a point on tangent; Thence S 65°-23'-17" E, 1,601.53 feet to a point of curve; Thence southeasterly on a curve to the left, radius 1,432.39 feet, 128.70 feet to the point of beginning of said reference line; Thence continuing southeasterly on said curve to the left, 405 feet.

Said parcel includes all that land of the owner lying between a north property line of the owner and a line located 50 feet southerly of and parallel to the above-described reference line as measured along said reference line.

Said parcel, exclusive of land already in use for highway purposes, contains 0.28 of an acre, more or less.

The consideration stated herein is payment in full for the property described herein and includes full compensation for items of damage set forth in sec. 32.09, Wisconsin Statutes, assuming the completion of the improvements contemplated by the relocation order or orders upon which this instrument is based. Compensation for additional items of damage listed in sec. 32.19, Wisconsin Statutes, has not been included. If any such items are shown to exist the owner may file claims as provided in sec. 32.30, Wisconsin Statutes.

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal this 6th day of October, A.D., 1978.

SIGNED AND SEALED IN PRESENCE OF

Lyle N. Johnson (witness signature)

Wilford R. Kleiser (SEAL) Wilford R. Kleiser (SEAL) (SEAL) (SEAL)

STATE OF WISCONSIN Green County, ss.

The foregoing instrument was acknowledged before me this 6th day of October, A.D., 1978.

RECEIVED FOR RECORD

29 DAY OF November A.D. 1978 AT 1:00 O'CLOCK P.M. AND RECORDED IN VOL. 330 OF RECORD PAGE 45

By Wilford R. Kleiser

Shirley B. Butler REGISTER OF DEEDS



Lyle N. Johnson Notary Public, State of Wisconsin My Commission expires 4-1, A.D., 1979.

Green COUNTY

Negotiated by Lyle N. Johnson

This instrument was drafted by the State of Wisconsin, Department of Transportation, Division of Highways.

Project 5944-2-21

VOL 330 PAGE 45

Parcel No. 9





305104

It having been deemed necessary, for the proper improvement of a Green Co. Highway, to change or relocate a portion thereof through lands owned by Wilford R. Kleiser

in the NE 1/4 of sec. 16 T2N. R6E, Green County, and a plat showing the existing location and the proposed change having been filed with the County Clerk of said County by the County Highway Committee, as required by Section 43.08 W. S.; and the said County Highway Committee having dealt by contract with the owner of said lands;

KNOW ALL MEN BY THESE PRESENTS, That the said owner, for a valuable consideration, to-wit:

the sum of Three Hundred Seventy Two Dollars (\$ 372.00) in hand paid, the receipt of which is hereby acknowledged, do hereby grant and convey to GREEN County, Wisconsin, for highway purposes as long as so used, the lands of said owner necessary for said relocation, shown on the said plat and described as follows, to-wit:

1/4 sec title in and to the following tract of land in Green County, State of Wisconsin, described as all that part of the SE 1/4-NE 1/4 of Section 16, T2N, R6E, which is contained within the following described traverse.

See Exhibit A

REGISTER OF DEEDS OFFICE ) 53 GREEN COUNTY WISCONSIN ) RECORDED Aug 6 1986 AT 2:35 P.M. VOL 398 Page 45 WARDLE CROTTY, REGISTER 6.00 due Mrs Co Hwy

The grantor releases all claim to any trees within the said lands, and understands and agrees that the purposes of this agreement include the right to preserve and protect any vegetation existing on the said lands, and the right to plant thereon and protect any vegetation that the highway authorities may deem desirable to prevent erosion of the soil or to beautify the highway.

A covenant is hereby made with the said Green County that the said grantor holds the above described premises by good and perfect title; having good right and lawful authority to sell and convey the same; that said premises are free and clear from all liens and encumbrances whatsoever except as hereinafter set forth.

This conveyance shall be binding on the grantor, their heirs, executors, assigns and grantees, and the consideration hereinbefore named is acknowledged to be in full payment of all claims of whatsoever nature by the grantor arising through or by reason of the granting and conveying of the said lands.

And

being the owner and holder of certain lien against said premises, do hereby join in and consent to said conveyance free of said lien.

WITNESS the hand and seal of the grantor and the person joining in and consenting to this conveyance, this 2 day of July 1986

In Presence of [Signatures] (SEAL) [Signatures] (SEAL) [Signatures] (SEAL) [Signatures] (SEAL)

State of Wisconsin, Green County, Personally came before me this 2 day of July 1986 the above named WILFORD R. KLEISER - Grantor and DANIEL B. BARNHART - J. William HARRIS - Sr. Edward G. OTT to me known to be the persons who signed the foregoing instrument and acknowledged the same.

My commission expires MAR 25 - 1990 [Signature] Notary Public, Wis. Project M Parcel 5 VOL 398 PAGE 45

## Exhibit A

Commencing at the E 1/4 corner of Section 16; thence S 47°-57'-16" W, 925.70 feet to a point, said point being the point of beginning; thence S 13°-55'-56" W, 389.40 feet; thence S 16°-46'-14" W, 164.85 feet; thence S 82°-47'-39" W, 124.40 feet to a point on the existing westerly right-of-way line of CTH "M"; thence N 16°-17'-34" E, 275.16 feet along the existing westerly right-of-way line of CTH "M" to a point, said point being the point of an existing right-of-way curve of radius 2,831.79 feet (from said point the long chord bears N 14°-05'-26" E, length 217.64 feet); thence northeasterly along the arc of said curve to the left 217.68 feet to the point of tangency; thence N 5°-18'-52" E, 145.66 feet; thence N 8°-38'-07" E, 652.50 feet; thence N 12°-21'-16" E, 200.42 feet to a point on the existing westerly right-of-way line of CTH "M"; thence N 8°-38'-07" E, 269.71 feet along the existing westerly right-of-way line of CTH "M" to a point, said point being the point of an existing right-of-way curve of radius 2,831.75 feet (from said point the long chord bears N 5°-35'-42" E, length 300.40 feet); thence northeasterly along the arc of said curve to the left, 300.54 feet to the point of tangency; thence N 3°-06'-49" E, 526.07 feet along the existing westerly right-of-way line of CTH "M"; thence N 0°-15'-38" E, 100.13 feet; thence N 2°-14'-24" E, 300.04 feet; thence N 3°-11'-42" E, 122.48 feet to a point of curve of radius 1,482.39 feet (from said point the long chord bears N 6°-44'-43" E, length 103.60 feet); thence northeasterly along the arc of said curve to the right, 103.71 feet to the point of tangency; thence N 17°-35'-02" E, 103.58 feet to a point on the existing westerly right-of-way line of CTH "M"; thence S 5°-10'-34" E, 290.46 feet; thence S 0°-51'-26" W, 122.59 feet; thence S 3°-11'-42" W, 100.00 feet; thence S 6°-03'-26" W, 300.38 feet; thence S 3°-11'-42" W, 200.00 feet; thence S 3°-11'-42" W, 100.00 feet; thence S 0°-36'-09" W, 221.10 feet to a point of curve of radius 2,914.79 feet, (from said point the long chord bears S 5°-54'-54" W, 276.66 feet); thence south-westerly along the arc of said curve to the right, 276.77 feet to the point of tangency; thence S 10°-30'-01" W, 307.27 feet; thence S 8°-38'-07" W, 600.00 feet; thence S 5°-14'-12" W, 253.02 feet to the point of beginning.

Said parcel contains 0.51 acres, more or less, exclusive of lands heretofore released for highway purposes.

All bearings are referenced to an assumed bearing of N 0°-00'-00" E along the east line of the SE 1/4 of Section 16, T2N, R6E.

Also, a limited highway easement for the purpose of ditching, in conjunction with the reconstruction of CTH "M", including for such purpose the right of ingress or egress as long as required for such public purpose, including the right to preserve, protect, remove or plant thereon any vegetation that the highway authorities may deem desirable to prevent erosion of the soil. This easement is to terminate on the day the highway is opened to the traveling public. Said easement in and to the following tracts of land in Green County, State of Wisconsin, as shown on the right-of-way plat for the Wisconsin Department of Transportation Project I.D. 5505-00- and described as:

All that part of the SE 1/4-NE 1/4 of Section 16, T2N, R6E which is contained within the following described traverse.

Commencing at the E 1/4 corner of Section 16; thence S 47°-57'-16" W, 925.78 feet; thence N 5°-14'-12" E, 253.02 feet; thence N 8°-38'-07" E, 600.00 feet; thence N 10°-30'-01" E, 307.27 feet to a point of curve of radius 2,914.79 feet (from said point the long chord bears N 5°-54'-54" E, length 276.66 feet); thence northeasterly along the arc of said right-of-way curve to the left, 276.77 feet to the point of tangency; thence N 0°-36'-09" E, 221.10 feet to a point, said point being the point of beginning; thence N 3°-11'-42" E, 100.00 feet; thence S 86°-48'-08" E, 35.00 feet; thence S 3°-11'-42" W, 100.00 feet; thence N 86°-48'-08" W, 35.00 feet to the point of beginning.

Said easement contains 0.08 acres more or less.

All bearings are referenced to an assumed bearing of N 0°-00'-00" E along the east line of the SE 1/4 of Section 16, T2N, R6E.

## Compensation

## 1. Land

0.51 Acres @ \$721.00/Acre =	\$368.00
L.H.E. 0.08 Acres @ \$ 47.00/Acre =	\$ 4.00
Total	\$372.00

## 2. Fence

Reasonable fence line moving costs are to be paid for by Green County. Said costs for time, equipment and materials shall be paid for only if billed within two years of project completion. County is to make payment only after inspection by the county of said fence line move.

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