

- 160± PRODUCTIVE TILLABLE LAND
- EXCELLENT WHITETAIL HUNTING!!!
- CLOSE TO CLASS 1 TROUT STREAMS

*Grant County, WI*

**220±**  
OFFERED IN 1 TRACT

*Acres*

*Wisconsin Real Estate*



**AUCTION**

**Thursday, October 12 • 6:00 pm CT**

Held at The AmericInn and Banquet Facility, 1700 Elm St. Boscobel, WI 53805

**INFORMATION BOOKLET**



Call 800.451.2709 or Visit [SchraderAuction.com](http://SchraderAuction.com) For More Information

3% Buyer's Premium



## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

## AUCTION COMPANY: Schrader Real Estate and Auction Company, Inc.

Christopher J. Hoffman, 91134-94  
Schrader Real Estate & Auction Co Inc  
WI Auction Company 116-053  
WI Brokerage 937019-91

Auctioneer: Rex D. Schrader II, a registered Wisconsin auctioneer (#2669-52)  
Terms: 10% down payment due when bidding concludes; balance due at real estate closing.  
3% Buyer's Premium



### SCHRADER REAL ESTATE & AUCTION CO., INC.

950 N. Liberty Dr., Columbia City, IN 46725

260-244-7606 or 800-451-2709

SchraderAuction.com

#### TERMS AND CONDITIONS:

**BIDDING PROCEDURE:** The property will be offered as a total 220± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

**PURCHASE CONTRACT:** Immediately after the close of bidding, any high bidder will sign a purchase contract in the form provided in the bidder packets. All information in this brochure and/or other marketing materials is subject to the terms and conditions of the purchase contract. Seller will not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.

**LETTER OF CREDIT:** In accordance with the Right of First Refusal, the high bidder must provide 1) a written loan commitment from a bank agreeing to lend the money to make the purchase without conditions for the loan other than the prospective Grantee granting the bank a first mortgage upon the subject property, OR 2) an unconditional letter of credit from a bank agreeing to extend the credit to pay the purchase price for the property

**BUYERS PREMIUM:** A 3% Buyers Premium will be added to the bid amount to arrive at the purchase price.

**PAYMENT:** 10% earnest money will be due on the day of auction, payable with a cashier's check or a personal or corporate check immediately negotiable. The balance of the purchase price will be due at closing. **BIDS ARE NOT CONTINGENT ON FINANCING**, so be sure you have arranged financing, if needed, are able to pay cash at closing.

**CLOSING:** The targeted closing date will be approximately 45 days after the auction.

**POSSESSION:** Buyer will take possession of the crop-land subject to existing farm leases until 12/31/2023. Buyer will take possession of the homes and buildings upon closing. Pre-closing access available for hunting purposes.

**REAL ESTATE TAXES:** Seller to pay 2023 taxes due in 2024. Buyer responsible for taxes thereafter.

**DELIVERY OF TITLE:** The property will be conveyed by Warranty Deed, subject to the Permitted Exceptions as defined in the purchase contract.

**EVIDENCE OF TITLE:** Seller will furnish Preliminary Title Evidence before the auction and a Final Title Commitment before closing. At closing, Seller will pay for the cost of issuing a standard coverage owner's title insurance policy to Buyer.

**MINERALS:** The sale includes Seller's interest in any minerals, but with no promise or warranty as to the existence or value of any minerals or the extent of Seller's interest therein.

**SURVEY:** A new survey will be obtained to record the conveyance or if otherwise deemed appropriate in Seller's sole discretion. Any such survey will be sufficient for recording the conveyance, but the type of survey will otherwise be determined solely by Seller. Unless otherwise provided, the purchase price will be adjusted at closing to reflect any difference between advertised surveyed acres.

**TRACT MAPS/ACRES:** Advertised map acres are approximations based on county parcel data, existing surveys, existing legal descriptions and/or provisional aerial mapping of potential new tracts.

**PROPERTY INSPECTION:** Scheduled inspection dates and/or information events will be staffed with auction

personnel. Seller and Auction Company disclaim any responsibility for the safety of prospective bidders and other persons during any on-site inspection. No person shall be deemed an invitee solely by virtue of the property offered for sale. **THIS PROPERTY IS OFFERED AS IS, WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE.** Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries; due diligence prior to bidding. The information contained in the marketing materials is provided subject to a bidder's independent verification; without warranty. Auction Company assumes no liability for any inaccuracies, errors or omissions.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are agents of the Seller only.

**CONDUCT OF AUCTION:** The conduct of the auction; increments of bidding will be at the direction and discretion of the auctioneer. All decisions of the auctioneer at the auction are final. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

**CHANGES:** Please arrive prior to the scheduled auction time to review any changes or additions to the property information.

**STOCK PHOTOGRAPHY:** Some animal photos are for illustrative purposes only and are not of the auction property.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

# BOOKLET INDEX

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**For Information Call Sale Manager: Chris Hoffman at 608-885-0005**



# **REGISTRATION FORMS**



# **BIDDER PRE-REGISTRATION FORM**

**THURSDAY, OCTOBER 12, 2023**

**220± ACRES – WOODMAN, WISCONSIN**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,  
Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Thursday, October 5, 2023.  
Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure    Newspaper    Signs    Internet    Radio    TV    Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail    E-Mail   E-Mail address: \_\_\_\_\_

Tillable    Pasture    Ranch    Timber    Recreational    Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_





**Online Auction Bidder Registration**  
**220± Acres • Grant County, Wisconsin**  
**Thursday, October 12, 2023**

**This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.**

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Thursday, October 12, 2023 at 6:00 PM. (CST)
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Thursday, October 5, 2023**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

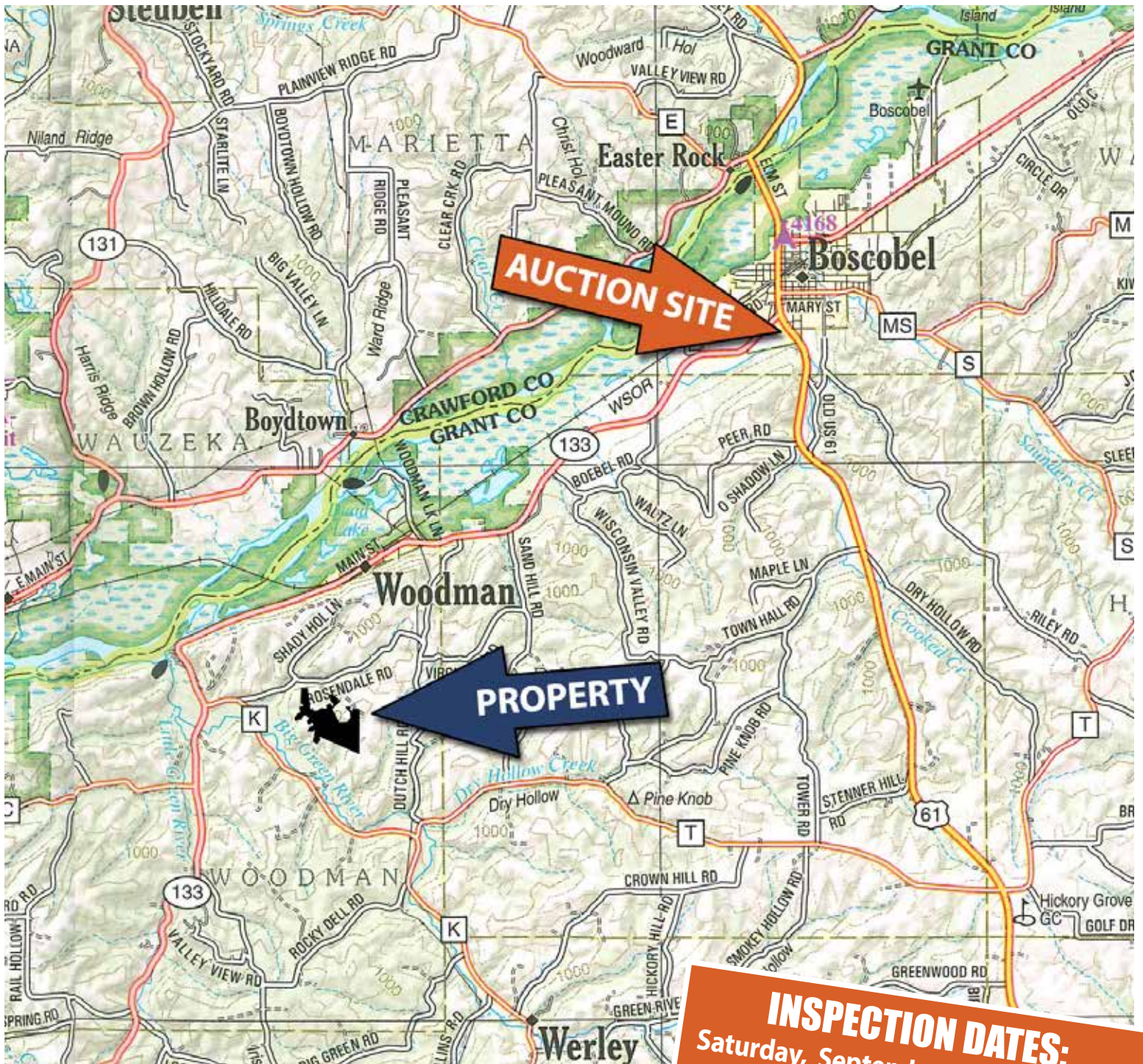
E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.



# **LOCATION & AERIAL TRACT MAPS**

# LOCATION MAP



**AUCTION LOCATION:** The AmericInn and Banquet Facility,  
1700 Elm St., Boscobel, WI 53805

**PROPERTY LOCATION:**

7815 Rosendale Rd., Woodman, WI 53827  
7819 Rosendale Rd., Woodman, WI 53827

**DIRECTIONS:** *From Fennimore:* Head west on Rt 18. Turn right onto Hunter's Hollow Rd. Then turn right onto County Rd K. In 6.6 miles, turn right on Rosendale Rd. In one mile, the driveway is on the right.  
*From Prairie du Chien:* Head south on WI-35S. Turn left onto County Rd C, heading east for 13 miles. Turn left onto WI-133 North. In one mile, turn right onto County Rd K. Take the next left onto Rosendale Rd and the driveway is in one mile on the right.

**INSPECTION DATES:**  
Saturday, September 16 • 10am-1pm  
Tuesday, September 26 • 3-6pm  
*Meet a Schrader Representative at the Farm*



# AERIAL TRACT MAP



## GENERAL DESCRIPTION:

Located in the heart of Wisconsin's driftless region, this 220± acre farm with 160± tillable acres provides not only one of the most scenic views you will find in this area but some of the finest Whitetail hunting on the farm itself along with Class 1 trout streams close enough to be reached by UTV. This farm and area have produced some of the most impressive bucks in the state topping scores of 200". One of the two houses located on this farm has incredible potential for the perfect hunting and fishing getaway. The crop ground has been well managed making for a great farm to operate or rent as investment.

*Tract is subject to a FIRST RIGHT OF REFUSAL. The high bidder on Tract (other than the beneficiary of the first right of refusal) will be compensated in accordance with the terms of the purchase documents if the high bid is accepted by the Seller but Tract is then acquired by the beneficiary pursuant to the First Right of Refusal. Contact the Auction Company for more information.*

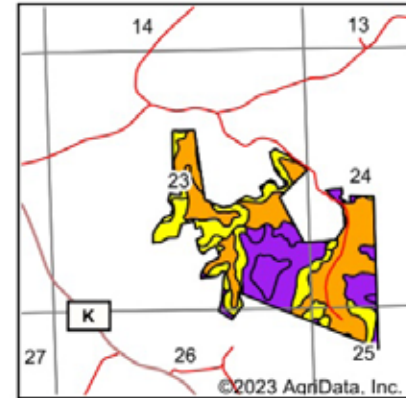
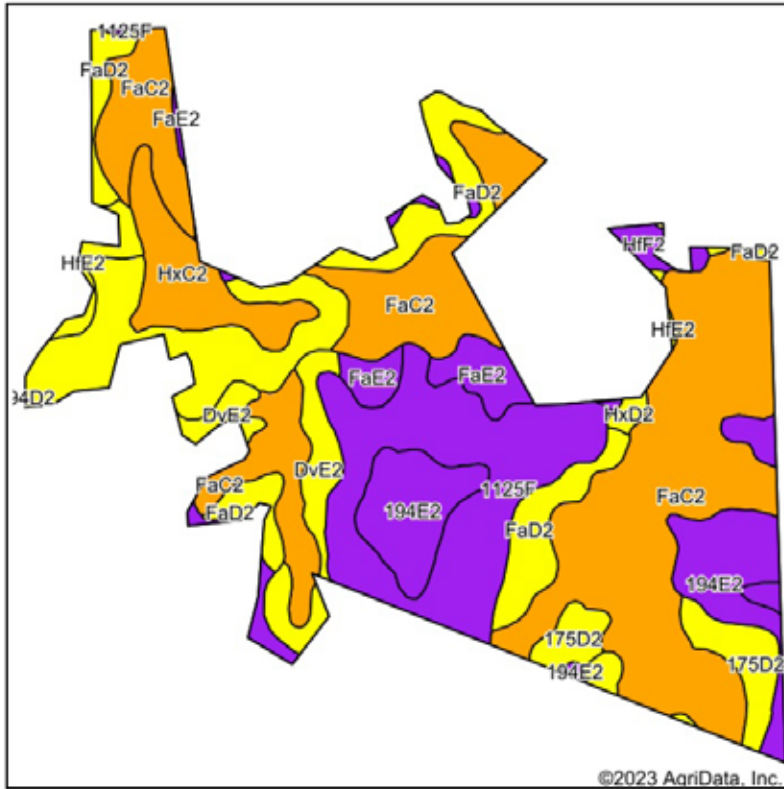






# **SOIL INFORMATION**

# SOIL MAP



State: **Wisconsin**  
 County: **Grant**  
 Location: **23-7N-4W**  
 Township: **Woodman**  
 Acres: **213.39**  
 Date: **8/28/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 [www.AgridataInc.com](http://www.AgridataInc.com)



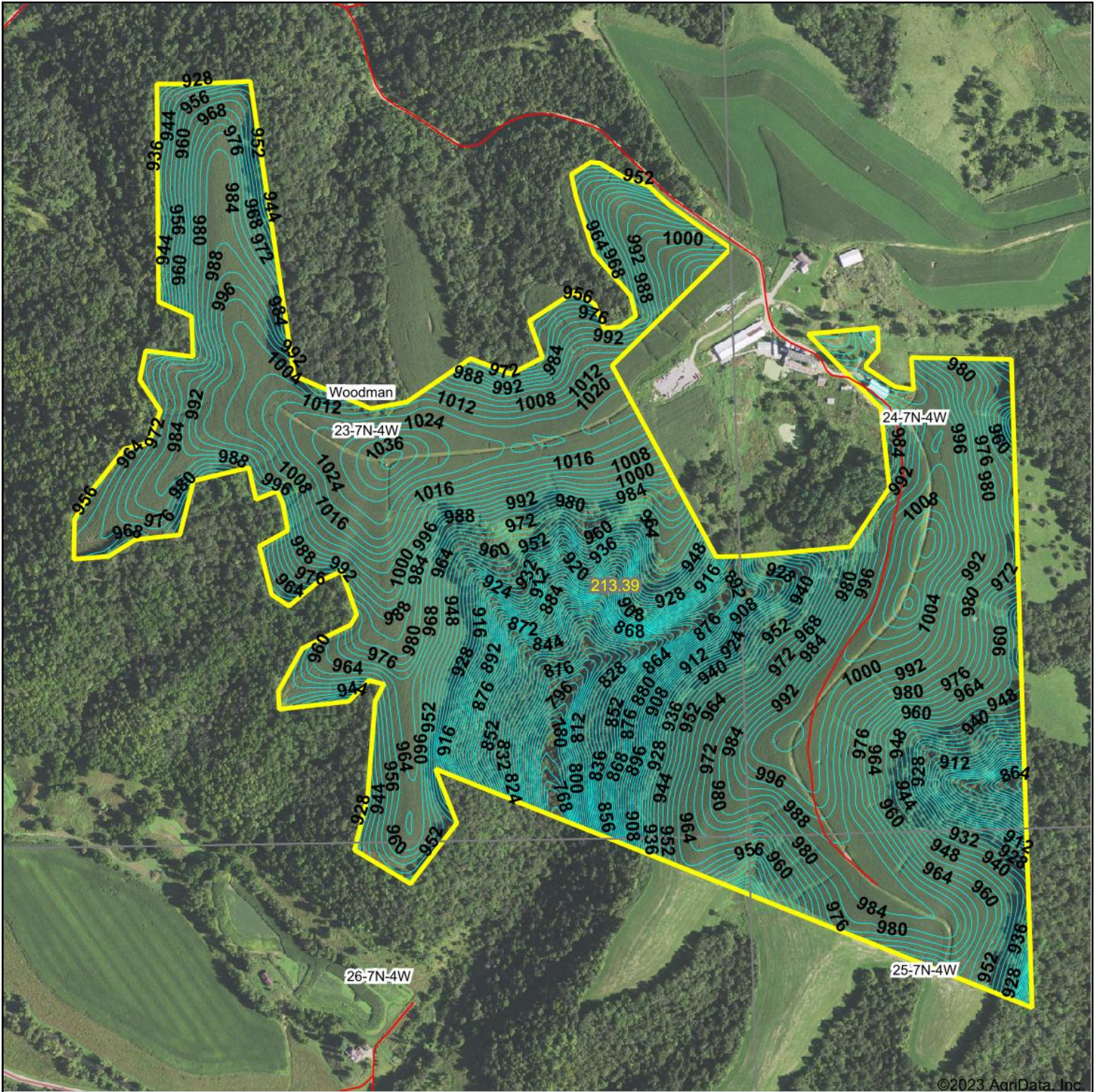
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay Tons	Corn Bu	Corn silage Tons	Oats Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
FaC2	Fayette silt loam, 6 to 12 percent slopes, moderately eroded	81.59	38.2%		IIIe						81	81	68	66
1125F	Dorerton, very stony-Elbaville complex, 30 to 60 percent slopes	33.42	15.7%		VIIe						13	13	11	5
194E2	Newglarus silt loam, moderately deep, 20 to 30 percent slopes, moderately eroded	20.87	9.8%		VIe						13	13	12	7
FaD2	Fayette silt loam, 12 to 20 percent slopes, moderately eroded	18.69	8.8%		IVe						76	76	64	60
HxD2	Hixton loam, 12 to 20 percent slopes, moderately eroded	18.49	8.7%		IVe						54	54	47	44
HxC2	Hixton loam, 6 to 12 percent slopes, moderately eroded	10.78	5.1%		IIIe						59	59	52	50
DvE2	Dubuque soils, deep, 15 to 20 percent slopes, moderately eroded	9.97	4.7%		IVe	3.1	85	13	40	30	50	50	47	45
175D2	Palsgrove silt loam, 12 to 20 percent slopes, moderately eroded	8.19	3.8%		IVe						68	68	58	54
FaE2	Fayette silt loam, 18 to 35 percent slopes, moderately eroded	7.32	3.4%		VIe						19	19	16	9
HfE2	Hixton fine sandy loam, 15 to 20 percent slopes, moderately eroded	2.42	1.1%		IVe	3.1	70	11	45	23	40	40	36	26
HfF2	Hixton fine sandy loam, 20 to 30 percent slopes, moderately eroded	1.65	0.8%		VIe						11	11	10	4
<b>Weighted Average</b>					<b>4.32</b>	<b>0.2</b>	<b>4.8</b>	<b>0.7</b>	<b>2.4</b>	<b>1.7</b>	<b>*n 54.7</b>	<b>*n 54.7</b>	<b>*n 46.7</b>	<b>*n 43.1</b>

\*n: The aggregation method is "Weighted Average using all components"



# TOPO CONTOURS MAP



Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 755.0

Max: 1,041.5

Range: 286.5

Average: 961.4

Standard Deviation: 51.61 ft

0ft 754ft 1507ft



8/28/2023

**23-7N-4W**  
**Grant County**  
**Wisconsin**

Boundary Center: 43° 3' 54.45, -90° 48' 28.79

Maps Provided By:



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# **FSA INFORMATION**



# FSA INFORMATION

WISCONSIN  
GRANT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 8417  
Prepared : 8/25/23 10:12 AM CST  
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : R&R FARMS PARTNERSHIP  
CRP Contract Number(s) : None  
Recon ID : 55-043-2006-15  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
252.69	166.77	166.77	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	166.77	0.00		0.00	0.00	0.00	0.00	

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	100.70	0.00	135	
<b>TOTAL</b>	<b>100.70</b>	<b>0.00</b>		

### NOTES

Tract Number : 10900  
Description : I6-WOODMAN S23SE S24SW S25NW S26NE  
FSA Physical Location : WISCONSIN/GRANT  
ANSI Physical Location : WISCONSIN/GRANT  
BIA Unit Range Number :  
HEL Status : HEL field on tract. Conservation system being actively applied  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : MRS TRUDY L WACHTER, MR CLIFFORD J WACHTER, JASON P WACHTER  
Other Producers : None  
Recon ID : 55-043-2006-15

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
252.69	166.77	166.77	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	166.77	0.00	0.00	0.00	0.00	0.00



# FSA INFORMATION

WISCONSIN  
GRANT  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 8417  
Prepared : 8/25/23 10:12 AM CST  
Crop Year : 2023

Tract 10900 Continued ...

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	100.70	0.00	135
<b>TOTAL</b>	<b>100.70</b>	<b>0.00</b>	

### NOTES

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.esr.usda.gov/complaint\\_filing\\_cust.html](http://www.esr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9897. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# FSA INFORMATION



United States Department of Agriculture  
Grant County, Wisconsin

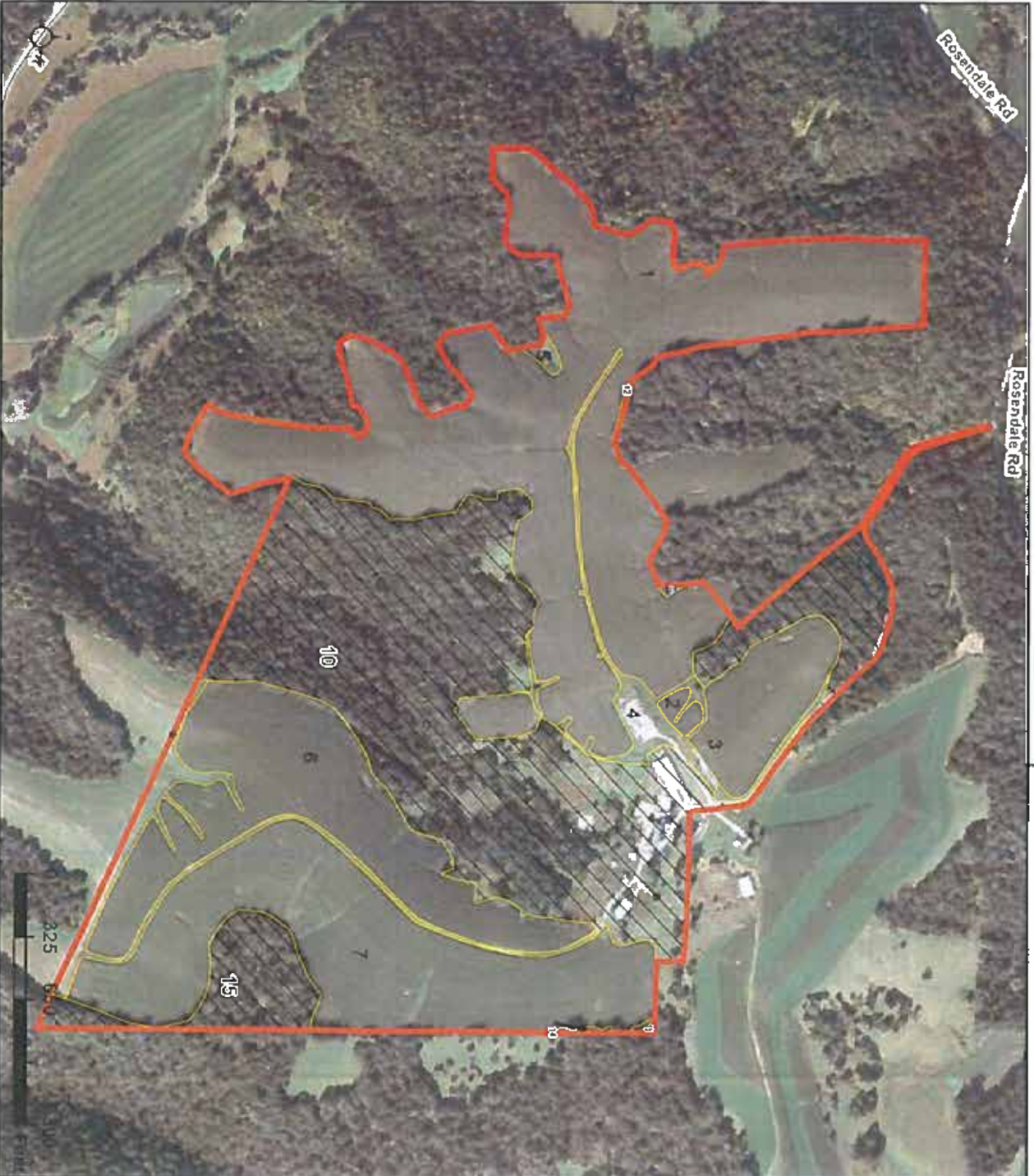
Entire Tract: IR / NI GR / FG  
Name/Shares: \_\_\_\_\_

**Farm 8417**  
**Tract 10900**

2023 Program Year

CLU/Acres	HEL	Crop
1	81.73	HEL
2	0.76	HEL
3	9.06	HEL
4	4.46	HEL
5	0.46	HEL
6	28.5	HEL
7	36.88	HEL
8	4.65	HEL
9	0.27	HEL
10	77.16	UHEL
11	0.11	UHEL
12	0.11	UHEL
13	0.13	UHEL
14	0.16	UHEL
15	18.25	UHEL

Page Cropland Total: 166.77 acres



- ▭ Common Land Unit
- ▭ Cropland
- ▭ Non-Cropland
- Tract Boundary
- Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

NALP Imagery 2022  
Map Created April 18, 2023

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer on the NALP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

# **TAX/PARCEL INFORMATION**



# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336190**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
 707735 707734 675264 675262 ACRES: 7.720  
 SEC 23, T 07 N, R 04 W, SW¼ of NE¼  
 SEC. 23-T7N-R4W SW1/4 NE1/4 S OF N BDY OF RD  
 EXC 64-289-20 & 289-30

**Property Address:**

**Parcel #:** 064-00289-0010  
**Alt. Parcel #:**

Assessed Value Land 1,900	Ass'd. Value Improvements	Total Assessed Value 1,900	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$3.72

Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change
GRANT COUNTY	30,429	25,366	10.86	9.46	-12.9%
TOWN OF WOODMAN	80,055	81,224	4.28	4.06	-5.1%
SW TECHNICAL COLLEGE	32,306	28,241	3.27	2.58	-21.1%
BOSCOBEL SCHOOL DIST	533,222	440,280	20.47	14.70	-28.2%
<b>Total</b>	676,012	575,111	38.88	30.80	-20.8%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		38.88	30.80	-20.8%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	Full Payment Due On or Before January 31, 2023 \$30.80	<b>Net Property Tax</b> 30.80						
	Or First Installment Due On or Before January 31, 2023 \$30.80							
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2023 \$0.00	<table border="1"> <tr> <td><b>TOTAL DUE FOR FULL PAYMENT</b></td> <td>Pay By January 31, 2023</td> <td><b>\$ 30.80</b></td> </tr> <tr> <td colspan="3">                     Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b> </td> </tr> </table>	<b>TOTAL DUE FOR FULL PAYMENT</b>	Pay By January 31, 2023	<b>\$ 30.80</b>	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>		
	<b>TOTAL DUE FOR FULL PAYMENT</b>		Pay By January 31, 2023	<b>\$ 30.80</b>				
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>								
FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____								

PLEASE RETURN LOWER PORTION WITH REMITTANCE

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336190  
**Parcel #:** 064-00289-0010  
**Alt. Parcel #:**

**Total Due For Full Payment** \$30.80  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$30.80 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023
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CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)

# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336194**

**IMPORTANT:** Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
 707735 707734 675264 675262 ACRES: 9.020  
 SEC 23, T 07 N, R 04 W, SE¼ of NE¼  
 SEC. 23-T7N-R4W SE1/4 NE1/4 S OF N BDY OF RD  
 EXC 64-289-20 & 289-30

**Property Address:**

**Parcel #:** 064-00290-0010  
**Alt. Parcel #:**

Assessed Value Land 2,600	Ass'd. Value Improvements	Total Assessed Value 2,600	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$5.09

Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change
GRANT COUNTY	30,429	25,366	14.99	12.95	-13.6%
TOWN OF WOODMAN	80,055	81,224	5.91	5.56	-5.9%
SW TECHNICAL COLLEGE	32,306	28,241	4.51	3.53	-21.7%
BOSCOBEL SCHOOL DIST	533,222	440,280	28.26	20.11	-28.8%
<b>Total</b>	676,012	575,111	53.67	42.15	-21.5%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		53.67	42.15	-21.5%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	Full Payment Due On or Before January 31, 2023 \$42.15	<b>Net Property Tax</b> 42.15
	Or First Installment Due On or Before January 31, 2023 \$42.15	
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2023 \$0.00	<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2023 ▶ \$ 42.15 <b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>
	<b>FOR TREASURERS USE ONLY</b> PAYMENT _____ BALANCE _____ DATE _____	

PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336194  
**Parcel #:** 064-00290-0010  
**Alt. Parcel #:**

**Total Due For Full Payment** \$42.15  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$42.15 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023
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CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**FOR TREASURERS USE ONLY**  
 PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)

# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336207**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.

667113 ACRES: 3.947  
 SEC 23, T 07 N, R 04 W, NE¼ of SW¼  
 SEC.23-T7N-R4W PRT SE1/4 NW1/4 DESC; COM N 1/4  
 COR SEC 23; S88D36M E134 .38'; S8D36M  
 W1341.26' TO POB; S88D52M E874.41'; S20D 37M  
 E172.82'; S13D45M E166.75'; S37D E164.45';  
 S60D16M E112.11'; S55D21M E252.67'; N84D53M...

Parcel #: 064-00297-0010  
 Alt. Parcel #:

**Property Address:**

Assessed Value Land 700	Ass'd. Value Improvements	Total Assessed Value 700	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits) 0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$1.37

Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change
GRANT COUNTY	30,429	25,366	4.14	3.49	-15.7%
TOWN OF WOODMAN	80,055	81,224	1.63	1.50	-8.0%
SW TECHNICAL COLLEGE	32,306	28,241	1.24	0.95	-23.4%
BOSCOBEL SCHOOL DIST	533,222	440,280	7.79	5.42	-30.4%
<b>Total</b>	676,012	575,111	14.80	11.36	-23.2%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		14.80	11.36	-23.2%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	Full Payment Due On or Before January 31, 2023 \$11.36	<b>Net Property Tax</b> 11.36						
	Or First Installment Due On or Before January 31, 2023 \$11.36							
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2023 \$0.00	<table border="1"> <tr> <td colspan="2"><b>TOTAL DUE FOR FULL PAYMENT</b></td> </tr> <tr> <td>Pay By January 31, 2023</td> <td><b>\$ 11.36</b></td> </tr> <tr> <td colspan="2">                     Warning: If not paid by due dates, installment option is lost                      and total tax is delinquent subject to interest and, if applicable,                      penalty. <b>Failure to pay on time. See reverse.</b> </td> </tr> </table>	<b>TOTAL DUE FOR FULL PAYMENT</b>		Pay By January 31, 2023	<b>\$ 11.36</b>	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	
	<b>TOTAL DUE FOR FULL PAYMENT</b>							
Pay By January 31, 2023	<b>\$ 11.36</b>							
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>								
FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____								

PLEASE RETURN LOWER PORTION WITH REMITTANCE

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

Bill #: 336207  
 Parcel #: 064-00297-0010  
 Alt. Parcel #:

**Total Due For Full Payment** \$11.36  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$11.36 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023
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CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

FOR TREASURERS USE ONLY  
 PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)



# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336209**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
 667113 ACRES: 9.100  
 SEC 23, T 07 N, R 04 W, NE¼ of SW¼  
 SEC. 23-T7N-R4W PRT NE1/4 SW1/4 DESC IN 64-297-10

**Property Address:**

**Parcel #:** 064-00298-0010  
**Alt. Parcel #:**

Assessed Value Land 1,600	Ass'd. Value Improvements	Total Assessed Value 1,600	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$3.13
<b>Taxing Jurisdiction</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2022 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Net Tax</b>	<b>2022 Net Tax</b>	<b>% Tax Change</b>
GRANT COUNTY	30,429	25,366	9.31	7.97	-14.4%
TOWN OF WOODMAN	80,055	81,224	3.67	3.42	-6.8%
SW TECHNICAL COLLEGE	32,306	28,241	2.80	2.18	-22.1%
BOSCOBEL SCHOOL DIST	533,222	440,280	17.55	12.38	-29.5%
<b>Total</b>	676,012	575,111	33.33	25.95	-22.1%
	<b>First Dollar Credit Lottery &amp; Gaming Credit</b>		33.33	25.95	-22.1%
	<b>Net Property Tax</b>				

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	<b>Full Payment Due On or Before January 31, 2023</b> \$25.95	<b>Net Property Tax</b> 25.95						
	<b>Or First Installment Due On or Before January 31, 2023</b> \$25.95							
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	<b>And Second Installment Due On or Before July 31, 2023</b> \$0.00	<table border="1"> <tr> <td><b>TOTAL DUE FOR FULL PAYMENT</b></td> <td>Pay By January 31, 2023</td> <td><b>\$ 25.95</b></td> </tr> <tr> <td colspan="3">                     Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b> </td> </tr> </table>	<b>TOTAL DUE FOR FULL PAYMENT</b>	Pay By January 31, 2023	<b>\$ 25.95</b>	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>		
	<b>TOTAL DUE FOR FULL PAYMENT</b>		Pay By January 31, 2023	<b>\$ 25.95</b>				
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>								
<b>FOR TREASURERS USE ONLY</b> PAYMENT _____ BALANCE _____ DATE _____								

PLEASE RETURN LOWER PORTION WITH REMITTANCE

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336209  
**Parcel #:** 064-00298-0010  
**Alt. Parcel #:**

**Total Due For Full Payment** \$25.95  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$25.95 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023
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CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)

# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336219**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.

707735 707734 667113 ACRES: 24.020  
 SEC 23, T 07 N, R 04 W, NE¼ of SE¼  
 SEC. 23-T7N-R4W NE1/4 SE1/4 EXC 64-306-20 &  
 64-290-40 64-305-10

**Property Address:**

**Parcel #:** 064-00305-0000  
**Alt. Parcel #:**

Assessed Value Land 5,200	Ass'd. Value Improvements	Total Assessed Value 5,200	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$10.17
<b>Taxing Jurisdiction</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2022 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Net Tax</b>	<b>2022 Net Tax</b>	<b>% Tax Change</b>
GRANT COUNTY	30,429	25,366	29.99	25.89	-13.7%
TOWN OF WOODMAN	80,055	81,224	11.81	11.12	-5.8%
SW TECHNICAL COLLEGE	32,306	28,241	9.02	7.07	-21.6%
BOSCOBEL SCHOOL DIST	533,222	440,280	56.53	40.23	-28.8%
<b>Total</b>	676,012	575,111	107.35	84.31	-21.5%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		107.35	84.31	-21.5%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	<b>Full Payment Due On or Before January 31, 2023</b> \$84.31	<b>Net Property Tax</b> 84.31						
	<b>Or First Installment Due On or Before January 31, 2023</b> \$84.31							
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	<b>And Second Installment Due On or Before July 31, 2023</b> \$0.00	<table border="1"> <tr> <td><b>TOTAL DUE FOR FULL PAYMENT</b></td> <td>Pay By January 31, 2023</td> <td><b>\$ 84.31</b></td> </tr> <tr> <td colspan="3">                     Warning: If not paid by due dates, installment option is lost                      and total tax is delinquent subject to interest and, if applicable,                      penalty. <b>Failure to pay on time. See reverse.</b> </td> </tr> </table>	<b>TOTAL DUE FOR FULL PAYMENT</b>	Pay By January 31, 2023	<b>\$ 84.31</b>	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>		
	<b>TOTAL DUE FOR FULL PAYMENT</b>		Pay By January 31, 2023	<b>\$ 84.31</b>				
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>								
<b>FOR TREASURERS USE ONLY</b> PAYMENT _____ BALANCE _____ DATE _____								

PLEASE RETURN LOWER PORTION WITH REMITTANCE

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336219  
**Parcel #:** 064-00305-0000  
**Alt. Parcel #:**

**Total Due For Full Payment** \$84.31  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$84.31 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023
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CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)



# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336222**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.

667113 ACRES: 26.340  
 SEC 23, T 07 N, R 04 W, NW¼ of SE¼  
 SEC. 23-T7N-R4W PRT NW¼/4 SE¼/4 DESC IN 289-10;  
 EXC 64-306-20

**Property Address:**

**Parcel #:** 064-00306-0010  
**Alt. Parcel #:**

Assessed Value Land 6,000	Ass'd. Value Improvements	Total Assessed Value 6,000	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$11.74
<b>Taxing Jurisdiction</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2022 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Net Tax</b>	<b>2022 Net Tax</b>	<b>% Tax Change</b>
GRANT COUNTY	30,429	25,366	35.16	29.88	-15.0%
TOWN OF WOODMAN	80,055	81,224	13.85	12.83	-7.4%
SW TECHNICAL COLLEGE	32,306	28,241	10.57	8.16	-22.8%
BOSCOBEL SCHOOL DIST	533,222	440,280	66.28	46.42	-30.0%
<b>Total</b>	676,012	575,111	125.86	97.29	-22.7%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		125.86	97.29	-22.7%

**Make Check Payable to:**  
 GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430  
 608-723-2604

**And Second Installment Payment Payable To**  
 GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

Full Payment Due On or Before January 31, 2023 \$97.29
Or First Installment Due On or Before January 31, 2023 \$97.29
And Second Installment Due On or Before July 31, 2023 \$0.00
<b>FOR TREASURERS USE ONLY</b>
PAYMENT _____
BALANCE _____
DATE _____

<b>Net Property Tax</b>	97.29
<b>TOTAL DUE FOR FULL PAYMENT</b>	
Pay By January 31, 2023	
<b>\$</b>	97.29
<b>Warning:</b> If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

PLEASE RETURN LOWER PORTION WITH REMITTANCE

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336222  
**Parcel #:** 064-00306-0010  
**Alt. Parcel #:**

**Total Due For Full Payment** \$97.29  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

<b>OR PAY INSTALLMENTS OF:</b>	
<b>1ST INSTALLMENT</b> Pay to County Treasurer \$97.29 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_

PA-68892 (R. 8-15)

# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336225**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.  
 667113 ACRES: 20.470  
 SEC 23, T 07 N, R 04 W, SW¼ of SE¼  
 SEC.23-T7N-R4W PRT SW1/4 SE1/4 DESC IN  
 64-297-10; EXC 64-307-20

**Property Address:**

**Parcel #:** 064-00307-0010  
**Alt. Parcel #:**

Assessed Value Land 4,500	Ass'd. Value Improvements	Total Assessed Value 4,500	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$8.80

Taxing Jurisdiction	2021		2022		2021 Net Tax	2022 Net Tax	% Tax Change	
	Est. State Aids Allocated Tax Dist.		Est. State Aids Allocated Tax Dist.					
GRANT COUNTY	30,429		25,366		26.89	22.41	-16.7%	
TOWN OF WOODMAN	80,055		81,224		10.59	9.63	-9.1%	
SW TECHNICAL COLLEGE	32,306		28,241		8.09	6.12	-24.4%	
BOSCOBEL SCHOOL DIST	533,222		440,280		50.68	34.82	-31.3%	
<b>Total</b>		676,012		575,111	96.25	72.98	-24.2%	
					<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>	96.25	72.98	-24.2%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	Full Payment Due On or Before January 31, 2023 \$72.98	<b>Net Property Tax</b> 72.98						
	Or First Installment Due On or Before January 31, 2023 \$72.98							
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2023 \$0.00	<table border="1"> <tr> <td><b>TOTAL DUE FOR FULL PAYMENT</b></td> <td>Pay By January 31, 2023</td> <td>\$ 72.98</td> </tr> <tr> <td colspan="3">Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b></td> </tr> </table>	<b>TOTAL DUE FOR FULL PAYMENT</b>	Pay By January 31, 2023	\$ 72.98	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>		
	<b>TOTAL DUE FOR FULL PAYMENT</b>		Pay By January 31, 2023	\$ 72.98				
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>								
	<p style="text-align: center;"><b>FOR TREASURERS USE ONLY</b></p> PAYMENT _____ BALANCE _____ DATE _____							

▼ PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336225  
**Parcel #:** 064-00307-0010  
**Alt. Parcel #:**

**Total Due For Full Payment** \$72.98  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

OR PAY INSTALLMENTS OF:	
<b>1ST INSTALLMENT</b> Pay to County Treasurer \$72.98 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)



# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336227**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.  
 667113 ACRES: 38.800  
 SEC 23, T 07 N, R 04 W, SE¼ of SE¼  
 SEC.23-T7N-R4W SE1/4 SE1/4 EXC 64-307-20  
 (534/451,520/31,673/922)

**Property Address:**

**Parcel #:** 064-00308-0000  
**Alt. Parcel #:**

Assessed Value Land 3,900	Ass'd. Value Improvements	Total Assessed Value 3,900	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$7.63

Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change
GRANT COUNTY	30,429	25,366	22.75	19.42	-14.6%
TOWN OF WOODMAN	80,055	81,224	8.96	8.34	-6.9%
SW TECHNICAL COLLEGE	32,306	28,241	6.84	5.30	-22.5%
BOSCOBEL SCHOOL DIST	533,222	440,280	42.89	30.17	-29.7%
<b>Total</b>	676,012	575,111	81.44	63.23	-22.4%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		81.44	63.23	-22.4%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	Full Payment Due On or Before January 31, 2023 \$63.23	<b>Net Property Tax</b> 63.23  <b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2023 ▶ \$ 63.23 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>
	Or First Installment Due On or Before January 31, 2023 \$63.23	
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2023 \$0.00	<b>FOR TREASURERS USE ONLY</b> PAYMENT _____ BALANCE _____ DATE _____

PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336227  
**Parcel #:** 064-00308-0000  
**Alt. Parcel #:**

**Total Due For Full Payment** \$63.23  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$63.23 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023
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CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**FOR TREASURERS USE ONLY**  
 PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)

# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336244**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
 707736 707735 707734 667113 ACRES: 16.615  
 SEC 24, T 07 N, R 04 W, NW¼ of SW¼  
 SEC.24-T7N-R4W PRT NW1/4 SW1/4 DESC IN 64-297-10 EXC 64-321-30

Property Address: 7815 ROSENDALE RD

Parcel #: 064-00321-0010  
 Alt. Parcel #:

Assessed Value Land 12,500	Ass'd. Value Improvements 59,200	Total Assessed Value 71,700	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits) 0.016214525
Est. Fair Mkt. Land 12,200	Est. Fair Mkt. Improvements 78,700	Total Est. Fair Mkt. 90,900	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 140.28

Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change
GRANT COUNTY	30,429	25,366	373.31	357.05	-4.4%
TOWN OF WOODMAN	80,055	81,224	147.03	153.36	4.3%
SW TECHNICAL COLLEGE	32,306	28,241	112.26	97.48	-13.2%
BOSCOBEL SCHOOL DIST	533,222	440,280	703.73	554.70	-21.2%
<b>Total</b>	676,012	575,111	1,336.33	1,162.59	-13.0%
		<b>First Dollar Credit Lottery &amp; Gaming Credit</b>	62.21	62.01	-0.3%
		<b>Net Property Tax</b>	1,274.12	1,100.58	-13.6%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	Full Payment Due On or Before January 31, 2023 \$1,100.58	<b>Net Property Tax</b> 1,100.58
	Or First Installment Due On or Before January 31, 2023 \$550.29	
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2023 \$550.29	<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2023 ▶ \$ 1,100.58 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>
	FOR TREASURERS USE ONLY PAYMENT _____ BALANCE _____ DATE _____	

PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

Bill #: 336244  
 Parcel #: 064-00321-0010  
 Alt. Parcel #:

**Total Due For Full Payment** \$1,100.58  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

OR PAY INSTALLMENTS OF:

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$550.29 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$550.29 BY July 31, 2023
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CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

FOR TREASURERS USE ONLY  
 PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)



# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336247**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.

667113 ACRES: 40.000  
 SEC 24, T 07 N, R 04 W, SW<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub>  
 SEC. 24-T7N-R4W SW1/4 SW1/4  
 (534/451, 520/31, 673/922)

**Property Address:**

**Parcel #:** 064-00322-0000  
**Alt. Parcel #:**

Assessed Value Land 8,000	Ass'd. Value Improvements	Total Assessed Value 8,000	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$15.65

Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change
GRANT COUNTY	30,429	25,366	46.53	39.84	-14.4%
TOWN OF WOODMAN	80,055	81,224	18.33	17.11	-6.7%
SW TECHNICAL COLLEGE	32,306	28,241	13.99	10.88	-22.2%
BOSCOBEL SCHOOL DIST	533,222	440,280	87.72	61.89	-29.4%
<b>Total</b>	676,012	575,111	166.57	129.72	-22.1%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		166.57	129.72	-22.1%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	Full Payment Due On or Before January 31, 2023 \$129.72	<b>Net Property Tax</b> 129.72
	Or First Installment Due On or Before January 31, 2023 \$64.86	
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2023 \$64.86	
	<b>FOR TREASURERS USE ONLY</b>	
PAYMENT _____ BALANCE _____ DATE _____		<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2023 ▶ \$ 129.72

**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.**

▼ PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336247  
**Parcel #:** 064-00322-0000  
**Alt. Parcel #:**

**Total Due For Full Payment** \$129.72  
 Pay to County Treasurer By Jan 31, 2023

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$64.86 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$64.86 BY July 31, 2023
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Check For Billing Address Change.

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**FOR TREASURERS USE ONLY**  
 PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)

# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336262**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.

667113 ACRES: 20.000  
 SEC 25, T 07 N, R 04 W, NW¼ of NW¼  
 SEC. 25-T7N-R4W NW1/4 NW1/4 N OF REF LN DESC IN  
 64-357-10 EXC 64-337

**Property Address:**

**Parcel #:** 064-00336-0000  
**Alt. Parcel #:**

Assessed Value Land 4,300	Ass'd. Value Improvements	Total Assessed Value 4,300	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$8.41
<b>Taxing Jurisdiction</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2022 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Net Tax</b>	<b>2022 Net Tax</b>	<b>% Tax Change</b>
GRANT COUNTY	30,429	25,366	25.34	21.41	-15.5%
TOWN OF WOODMAN	80,055	81,224	9.98	9.20	-7.8%
SW TECHNICAL COLLEGE	32,306	28,241	7.62	5.85	-23.2%
BOSCOBEL SCHOOL DIST	533,222	440,280	47.76	33.27	-30.3%
<b>Total</b>	676,012	575,111	90.70	69.73	-23.1%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		90.70	69.73	-23.1%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	Full Payment Due On or Before January 31, 2023 \$69.73	<b>Net Property Tax</b> 69.73						
	Or First Installment Due On or Before January 31, 2023 \$69.73							
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2023 \$0.00	<table border="1"> <tr> <td><b>TOTAL DUE FOR FULL PAYMENT</b></td> <td>Pay By January 31, 2023</td> <td>\$ 69.73</td> </tr> <tr> <td colspan="3">Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b></td> </tr> </table>	<b>TOTAL DUE FOR FULL PAYMENT</b>	Pay By January 31, 2023	\$ 69.73	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>		
	<b>TOTAL DUE FOR FULL PAYMENT</b>		Pay By January 31, 2023	\$ 69.73				
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>								
	<p style="text-align: center;"><b>FOR TREASURERS USE ONLY</b></p> PAYMENT _____ BALANCE _____ DATE _____							

▼ PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336262  
**Parcel #:** 064-00336-0000  
**Alt. Parcel #:**

**Total Due For Full Payment** \$69.73  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$69.73 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023
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CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)



# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336281**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is  
 for property tax bill only and may not be a full legal description.  
 667113 ACRES: 3.100  
 SEC 26, T 07 N, R 04 W, NE¼ of NE¼  
 SEC. 26-T7N-R4W NE1/4 NE1/4 EXC 64-352-10  
 (534/451, 673/922)

**Property Address:**

**Parcel #:** 064-00352-0000  
**Alt. Parcel #:**

Assessed Value Land 800	Ass'd. Value Improvements	Total Assessed Value 800	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits)	0.016214525
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	\$1.57
<b>Taxing Jurisdiction</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2022 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Net Tax</b>	<b>2022 Net Tax</b>	<b>% Tax Change</b>
GRANT COUNTY	30,429	25,366	4.65	3.98	-14.4%
TOWN OF WOODMAN	80,055	81,224	1.83	1.71	-6.6%
SW TECHNICAL COLLEGE	32,306	28,241	1.40	1.09	-22.1%
BOSCOBEL SCHOOL DIST	533,222	440,280	8.77	6.18	-29.5%
<b>Total</b>	676,012	575,111	16.65	12.96	-22.2%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		16.65	12.96	-22.2%

<b>Make Check Payable to:</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430 608-723-2604	Full Payment Due On or Before January 31, 2023 \$12.96	<b>Net Property Tax</b> 12.96								
	Or First Installment Due On or Before January 31, 2023 \$12.96									
<b>And Second Installment Payment Payable To</b> GRANT COUNTY TREASURER CARRIE EASTLICK 111 S JEFFERSON ST, PO BOX 430 LANCASTER WI 53813-0430	And Second Installment Due On or Before July 31, 2023 \$0.00	<table border="1"> <tr> <td colspan="2"><b>TOTAL DUE FOR FULL PAYMENT</b></td> </tr> <tr> <td>Pay By January 31, 2023</td> <td><b>\$ 12.96</b></td> </tr> <tr> <td colspan="2">Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b></td> </tr> </table>	<b>TOTAL DUE FOR FULL PAYMENT</b>		Pay By January 31, 2023	<b>\$ 12.96</b>	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>			
	<b>TOTAL DUE FOR FULL PAYMENT</b>									
Pay By January 31, 2023	<b>\$ 12.96</b>									
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>										
<table border="1"> <tr> <td colspan="2"><b>FOR TREASURERS USE ONLY</b></td> </tr> <tr> <td>PAYMENT</td> <td>_____</td> </tr> <tr> <td>BALANCE</td> <td>_____</td> </tr> <tr> <td>DATE</td> <td>_____</td> </tr> </table>		<b>FOR TREASURERS USE ONLY</b>		PAYMENT	_____	BALANCE	_____	DATE	_____	
<b>FOR TREASURERS USE ONLY</b>										
PAYMENT	_____									
BALANCE	_____									
DATE	_____									

PLEASE RETURN LOWER PORTION WITH REMITTANCE

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336281  
**Parcel #:** 064-00352-0000  
**Alt. Parcel #:**

**Total Due For Full Payment** \$12.96  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

**OR PAY INSTALLMENTS OF:**

<b>1ST INSTALLMENT</b> Pay to County Treasurer \$12.96 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023
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CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

<b>FOR TREASURERS USE ONLY</b>	
PAYMENT	_____
BALANCE	_____
DATE	_____

PA-68892 (R. 8-15)

# TAX/PARCEL INFORMATION

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2022**  
 TOWN OF WOODMAN  
 GRANT COUNTY

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

WACHTER, CLIFFORD J & TRUDY L

**BILL NUMBER: 336284**

IMPORTANT: Correspondence should refer to parcel number.  
 See reverse side for important information.  
 Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
 667113 ACRES: 0.800  
 SEC 26, T 07 N, R 04 W, NW¼ of NE¼  
 SEC.26-T7N-R4W PRT NW¼/4 NE¼/4 DESC IN 64-297-10 EXC 64-352-10

**Property Address:**

**Parcel #:** 064-00353-0010  
**Alt. Parcel #:**

Assessed Value Land 200	Ass'd. Value Improvements	Total Assessed Value 200	Ave. Assmt. Ratio 0.7527	Net Assessed Value Rate (Does NOT reflect credits) 0.016214525		
Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$0.39		
<b>Taxing Jurisdiction</b>	<b>2021 Est. State Aids Allocated Tax Dist.</b>	<b>2022 Est. State Aids Allocated Tax Dist.</b>	<b>2021 Net Tax</b>	<b>2022 Net Tax</b>	<b>% Tax Change</b>	
GRANT COUNTY	30,429	25,366	1.55	1.00	-35.5%	
TOWN OF WOODMAN	80,055	81,224	0.61	0.43	-29.5%	
SW TECHNICAL COLLEGE	32,306	28,241	0.47	0.27	-42.6%	
BOSCOBEL SCHOOL DIST	533,222	440,280	2.92	1.55	-46.9%	
<b>Total</b>	676,012	575,111	5.55	3.25	-41.4%	
	<b>First Dollar Credit Lottery &amp; Gaming Credit</b>		5.55	3.25	-41.4%	
	<b>Net Property Tax</b>		5.55	3.25	-41.4%	

**Make Check Payable to:**  
 GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430  
 608-723-2604

**And Second Installment Payment Payable To**  
 GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

Full Payment Due On or Before January 31, 2023	\$3.25
Or First Installment Due On or Before January 31, 2023	\$3.25
And Second Installment Due On or Before July 31, 2023	\$0.00
<b>FOR TREASURERS USE ONLY</b>	
PAYMENT	_____
BALANCE	_____
DATE	_____

<b>Net Property Tax</b>	3.25
<b>TOTAL DUE FOR FULL PAYMENT</b>	
Pay By January 31, 2023	
▶ \$	3.25
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. <b>Failure to pay on time. See reverse.</b>	

▼ PLEASE RETURN LOWER PORTION WITH REMITTANCE ▼

GRANT COUNTY TREASURER  
 CARRIE EASTLICK  
 111 S JEFFERSON ST, PO BOX 430  
 LANCASTER WI 53813-0430

**REAL ESTATE PROPERTY TAX BILL FOR 2022**

**Bill #:** 336284  
**Parcel #:** 064-00353-0010  
**Alt. Parcel #:**

**Total Due For Full Payment** \$3.25  
 Pay to County Treasurer By Jan 31, 2023

Check For Billing Address Change.

CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

<b>OR PAY INSTALLMENTS OF:</b>	
<b>1ST INSTALLMENT</b> Pay to County Treasurer \$3.25 BY January 31, 2023	<b>2ND INSTALLMENT</b> Pay to County Treasurer \$0.00 BY July 31, 2023

**FOR TREASURERS USE ONLY**

PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

PA-68892 (R. 8-15)

# **PLAT OF SURVEY EASEMENT**





# **EASEMENT AGREEMENT**

# EASEMENT AGREEMENT

<p><b>707738</b> Document No.</p>	<p>EASEMENT AGREEMENT</p>	<p>VOL 1170 PG 273</p> <p>GRANT COUNTY, WI RECEIVED FOR RECORD</p> <p>MAY 23 2008</p> <p>at <u>10:50 A.M.</u> and recorded in Vol. <u>1170</u> of Records Page <u>273</u> <u>Melissa P. Pitzer</u> Register</p>
		<p>RETURN RECORDED DOCUMENT TO:</p> <p>Jack Kussmaul Kinney, Urban &amp; Kussmaul P.O. Box 528 Lancaster, WI 53813</p> <p><i>4/10/08</i></p>

Parcel Identification No.



# EASEMENT AGREEMENT

VOL 1170 PG274

## EASEMENT AGREEMENT

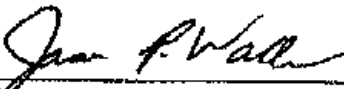
KNOW ALL MEN BY THESE PRESENTS, That Jason P. Wachter and Karen Wachter, Grantors, for One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant and convey to Clifford J. Wachter and Trudy L. Wachter, Grantees, the right of ingress and egress over the following described property:

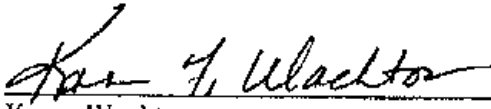
That parcel described as Parcel A on Exhibit A attached hereto and incorporated herein by reference.

This non-exclusive easement is given for utilities and right-of-way purposes for ingress and egress to that parcel described as Parcel B on Exhibit A. Said easement shall not restrict the right of the Grantor to use said property for purposes of ingress and egress.

This easement runs with the land and binds and benefits the parties, their heirs and assigns.

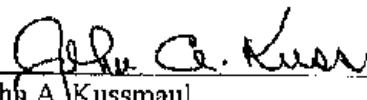
Dated this 8th day of May, 2008.

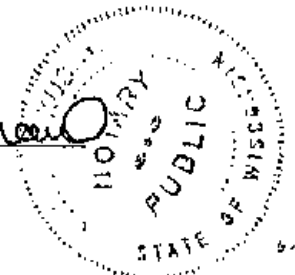
  
\_\_\_\_\_  
Jason P. Wachter

  
\_\_\_\_\_  
Karen Wachter

STATE OF WISCONSIN    )  
                                  )ss.  
COUNTY OF GRANT    )

Personally came before me this 8th day of May, 2008, the above named to be known to be the persons who executed the foregoing instrument and acknowledged the same.

  
\_\_\_\_\_  
John A. Kussmaul  
Notary Public, Grant County, WI  
My Commission Is Permanent.



This instrument was drafted by Jack Kussmaul, Lancaster, Wisconsin.

# EASEMENT AGREEMENT

VOL 1170 PG 275

RIDER

PARCEL A

## INGRESS-EGRESS EASEMENT:

A Sixty-six foot (66') wide ingress-egress easement being located in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-three (23) and the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Town Seven (7) North, Range Four (4) West of the 4th P.M., Woodman Township, Grant County, Wisconsin, said easement being described as follows: Commencing at the East Quarter (E 1/4) corner of said Section Twenty-three (23); thence North 89° 43' 27" West 190.06' along the East-West Quarter (E-W 1/4) line of said Section Twenty-three (23); thence North 46° 54' 23" East 241.88' to a No. 6 rebar marking the point of beginning; thence North 53° 54' 14" West 254.13' to a No. 6 rebar; thence 244.04' on the arc of a curve to the right having a radius of 1488.72' and a long chord bearing North 49° 12' 05" West 243.78' to a No. 6 rebar; thence North 44° 29' 56" West 319.89' to a No. 6 rebar; thence 107.80' on the arc of a curve to the left having a radius of 229.36' and a long chord bearing North 57° 57' 48" West 106.81' to a No. 6 rebar; thence North 71° 25' 46" West 121.66' to a No. 6 rebar; thence 343.06' on the arc of a curve to the left having a radius of 306.92' and a long chord bearing South 76° 33' 02" West 325.48' to a No. 6 rebar; thence South 44° 31' 45" West 36.23' to a No. 6 rebar; thence 184.28' on the arc of a curve to the right having a radius of 132.84' and a long chord bearing South 84° 16' 14" West 169.88' to a No. 6 rebar; thence North 55° 59' 18" West 251.25' to a No. 6 rebar; thence North 60° 53' 54" West 110.67' to a No. 6 rebar; thence 195.90' on the arc of a curve to the right having a radius of 241.28' and a long chord bearing North 37° 38' 19" West 190.56' to a No. 6 rebar; thence North 14° 22' 45" West 164.74' to a No. 6 rebar; thence North 21° 15' 31" West 165.88' to a No. 6 rebar on the North line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-three (23); thence South 89° 41' 10" East 70.97' along said North line to a No. 6 rebar; thence South 21° 15' 31" East 143.55' to a No. 6 rebar; thence South 14° 22' 45" East 168.71' to a No. 6 rebar; thence 142.31' on the arc of a curve to the left having a radius of 175.28' and a long chord bearing South 37° 38' 19" East 138.44' to a No. 6 rebar; thence South 60° 53' 54" East 113.50' to a No. 6 rebar; thence South 55° 59' 18" East 254.08' to a No. 6 rebar; thence 92.72' on the arc of a curve to the left having a radius of 86.84' and a long chord bearing North 84° 16' 14" East 85.46' to a No. 6 rebar; thence North 44° 31' 45" East 36.23' to a No. 6 rebar; thence 416.83' on the arc of a curve to the right having a radius of 372.92' and a long chord bearing North 76° 33' 02" East 395.47' to a No. 6 rebar; thence South 71° 25' 46" East 121.66' to a No. 6 rebar; thence 138.82' on the arc of a curve to the right having a radius of 295.36' and a long chord bearing South 57° 57' 48" East 137.54' to a No. 6 rebar; thence South 44° 29' 56" East 319.89' to a No. 6 rebar; thence 233.20' on the arc of a curve to the left having a radius of 1420.72' and a long chord bearing South 49° 12' 05" East 232.94' to a No. 6 rebar; thence South 53° 54' 14" East 342.13'; thence 142.64' on the arc of a curve to the right having a radius of 166.72' and a long chord bearing South 29° 59' 46" East 138.33'; thence South 06° 05' 15" East 173.36'; thence South 56° 05' 16" East 210.16' to a No. 6 rebar; thence South 33° 54' 44" West 25.00'; thence South 42° 58' 22" East 180.89'; thence North 56° 05' 16" West 416.91'; thence North 06° 05' 15" West 204.83'; thence 86.17' on the arc of a curve to the left having a radius of 100.72' and a long chord bearing North 29° 59' 46" West 83.57'; thence North 53° 54' 14" West 88.70' to the point of beginning.

Also conveyed is a perpetual right to use the existing driveway north of silos and south of the above described easement.

**EXHIBIT A**

# EASEMENT AGREEMENT

VOL 1170 PG 276

RIDER

PARCEL B

## DESCRIPTION OF PROPERTY:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 23,  
T7N R4W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;  
THENCE S 88°38'49" E 134.38' ALONG THE NORTH LINE OF  
SAID SECTION 23;  
THENCE S 08°38'10" W 1341.26' TO A 3/4" IRON BAR MARKING THE POINT OF BEGINNING;  
THENCE S 88°52'39" E 874.41' TO A RAILROAD SPIKE;  
THENCE S 20°37'58" E 172.82' TO A RAILROAD SPIKE;  
THENCE S 13°48'11" E 166.75' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 159.05' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY,  
HAVING A RADIUS OF 208.28' AND A LONG CHORD WHICH BEARS S 37°00'46" E 164.45'  
TO A RAILROAD SPIKE;  
THENCE S 80°38'21" E 112.11' TO A RAILROAD SPIKE;  
THENCE S 55°21'44" E 252.67' TO A RAILROAD SPIKE;  
THENCE EASTERLY 138.50' ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A  
RADIUS OF 89.84' AND A LONG CHORD WHICH BEARS N 84°53'47" E 127.66'  
TO A RAILROAD SPIKE;  
THENCE N 45°09'18" E 36.23' TO A RAILROAD SPIKE;  
THENCE EASTERLY 379.94' ON THE ARC OF A CURVE CONCAVE SOUTHERLY  
HAVING A RADIUS OF 339.92' AND A LONG CHORD WHICH BEARS N 77°10'35" E  
360.47' TO A RAILROAD SPIKE;  
THENCE S 70°48'08" E 121.86' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 123.31' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 262.36' AND A LONG CHORD WHICH BEARS S 57°20'16" E 122.18'  
TO A RAILROAD SPIKE;  
THENCE S 43°52'23" E 319.89' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 238.62' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY  
HAVING A RADIUS OF 1453.72' AND A LONG CHORD WHICH BEARS S 48°34'32" E 238.36'  
THENCE S 53°16'41" E 342.48' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 114.40' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 133.72' AND A LONG CHORD WHICH BEARS S 29°22'13" E 110.95';  
TO A RAILROAD SPIKE;  
THENCE S 05°27'45" E 146.02' TO A RAILROAD SPIKE;  
THENCE S 55°27'42" E 253.23' TO A 3/4" IRON BAR;  
THENCE N 85°02'38" E 311.26' TO A 3/4" IRON BAR;  
THENCE S 00°34'00" W 111.20' TO A 3/4" IRON BAR;  
THENCE S 42°41'00" W 89.04' TO A 3/4" IRON BAR;  
THENCE S 06°28'30" W 16.81' TO A 3/4" IRON BAR;  
THENCE S 55°34'32" E 167.44' TO A 3/4" IRON BAR;  
THENCE S 79°30'25" E 91.29' TO A 3/4" IRON BAR;  
THENCE N 02°50'18" W 155.23' TO A 3/4" IRON BAR;  
THENCE S 87°33'03" E 498.50' TO A 3/4" IRON BAR;  
THENCE S 00°07'08" W 3176.55';  
THENCE S 56°10'41" W 2225.17' TO A 1" IRON PIPE;  
THENCE N 42°41'34" W 1181.65' TO A 1" IRON PIPE;  
THENCE N 01°02'19" E 825.45' TO A 3/4" IRON BAR;  
THENCE N 55°30'01" W 592.17' TO A 3/4" IRON BAR;  
THENCE N 57°19'34" W 172.41' TO A 3/4" IRON BAR;  
THENCE N 15°34'30" E 259.06' TO A 3/4" IRON BAR;  
THENCE N 06°03'15" E 469.25' TO A 3/4" IRON BAR;  
THENCE N 28°38'44" E 93.08' TO A 3/4" IRON BAR;  
THENCE N 73°54'35" W 74.77' TO A 3/4" IRON BAR;  
THENCE S 45°28'27" W 141.06' TO A 3/4" IRON BAR;  
THENCE S 84°59'53" W 339.15' TO A 3/4" IRON BAR;  
THENCE N 00°57'59" W 87.06' TO A 3/4" IRON BAR;  
THENCE N 30°31'31" E 237.67' TO A 3/4" IRON BAR;

Continued



# EASEMENT AGREEMENT

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Continued

THENCE N 65°39'10" E 259.95' TO A 3/4" IRON BAR;  
THENCE N 32°04'46" E 59.12' TO A 3/4" IRON BAR;  
THENCE N 17°49'33" W 221.70' TO A 3/4" IRON BAR;  
THENCE S 66°45'38" W 128.28' TO A 3/4" IRON BAR;  
THENCE S 51°47'37" W 180.22' TO A 3/4" IRON BAR;  
THENCE N 54°38'01" W 106.44' TO A 3/4" IRON BAR;  
THENCE N 12°55'19" W 240.90' TO A 3/4" IRON BAR;  
THENCE N 82°24'13" E 157.82' TO A 3/4" IRON BAR;  
THENCE N 08°53'20" W 133.69' TO A 3/4" IRON BAR;  
THENCE N 23°24'46" W 66.10' TO A 3/4" IRON BAR;  
THENCE S 69°05'54" W 109.84' TO A 3/4" IRON BAR;  
THENCE N 11°20'50" W 158.83' TO A 3/4" IRON BAR;  
THENCE S 78°03'09" W 274.48' TO A 3/4" IRON BAR;  
THENCE S 15°52'47" W 270.33' TO A 3/4" IRON BAR;  
THENCE N 85°33'02" W 214.39' TO A 3/4" IRON BAR;  
THENCE S 59°55'19" W 155.98' TO A 3/4" IRON BAR;  
THENCE S 86°39'39" W 168.09' TO A 3/4" IRON BAR;  
THENCE N 02°34'50" E 192.18' TO A 3/4" IRON BAR;  
THENCE N 40°17'04" E 419.79' TO A 3/4" IRON BAR;  
THENCE N 77°50'31" E 119.81' TO A 3/4" IRON BAR;  
THENCE N 22°41'48" E 166.25' TO A 3/4" IRON BAR;  
THENCE N 31°44'19" W 179.99' TO A 3/4" IRON BAR;  
THENCE N 13°44'42" E 144.39' TO A 3/4" IRON BAR;  
THENCE S 80°39'43" E 226.01' TO A 3/4" IRON BAR;  
THENCE N 02°21'24" W 200.71' TO A 3/4" IRON BAR;  
THENCE N 63°55'56" W 159.90' TO A 3/4" IRON BAR;  
THENCE N 01°39'51" E 1054.45' TO A 3/4" IRON BAR;  
THENCE N 45°34'54" E 43.27' TO A 3/4" IRON BAR;  
THENCE N 08°38'10" E 301.80' TO THE POINT OF BEGINNING.

## DESCRIPTION OF EASEMENT:

A 66' WIDE INGRESS-EGRESS EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 23,  
T7N R4W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;  
THENCE S 88°36'49" E 134.38' ALONG THE NORTH LINE OF  
SAID SECTION 23:

THENCE S 08°36'10" W 1341.26' TO A 3/4" IRON BAR;  
THENCE S 88°52'39" E 874.41' TO A RAILROAD SPIKE;  
THENCE N 10°27'02" W 38.21' TO A POINT IN THE CENTERLINE OF ROSENDALE  
ROAD, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S 10°27'02" E 36.21' TO A RAILROAD SPIKE;  
THENCE S 20°37'56" E 172.82' TO A RAILROAD SPIKE;  
THENCE S 13°45'11" E 186.75' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 169.05' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY,  
HAVING A RADIUS OF 208.28' AND A LONG CHORD WHICH BEARS S 37°00'46" E 164.45'  
TO A RAILROAD SPIKE;  
THENCE S 80°16'21" E 112.11' TO A RAILROAD SPIKE;  
THENCE S 55°21'44" E 252.67' TO A RAILROAD SPIKE;  
THENCE EASTERLY 138.50' ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A  
RADIUS OF 99.84' AND A LONG CHORD WHICH BEARS N 84°53'47" E 127.66'  
TO A RAILROAD SPIKE;  
THENCE N 45°09'18" E 36.23' TO A RAILROAD SPIKE;  
THENCE EASTERLY 379.94' ON THE ARC OF A CURVE CONCAVE SOUTHERLY  
HAVING A RADIUS OF 339.92' AND A LONG CHORD WHICH BEARS N 77°10'35" E  
360.47' TO A RAILROAD SPIKE;  
THENCE S 70°48'08" E 121.66' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 123.31' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 262.36' AND A LONG CHORD WHICH BEARS S 57°20'18" E 122.18'  
TO A RAILROAD SPIKE;  
THENCE S 43°52'23" E 319.89' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 238.82' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY  
HAVING A RADIUS OF 1453.72' AND A LONG CHORD WHICH BEARS S 48°34'32" E 238.38'  
THENCE S 53°18'41" E 342.48' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 114.40' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 133.72' AND A LONG CHORD WHICH BEARS S 29°22'13" E 110.95'  
TO A RAILROAD SPIKE;  
THENCE S 05°27'45" E 148.02' TO A RAILROAD SPIKE AT THE TERMINUS POINT.

# EASEMENT AGREEMENT

VOL 1170 PG 278

ALSO:

All that part of the Northwest Quarter (N.W.1/4) of the Southeast Quarter (S.E.1/4) and the South Half (S.1/2) of the Southeast Quarter (S.E.1/4) of Section Thirteen (13), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, lying West of Dutch Hill Road and lying South of Rosendale Road.

Also including all that part of the West Half (W.1/2) of the Northeast Quarter (N.E.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, lying West of Dutch Hill Road.

All that part of the Southeast Quarter (S.E.1/4) of the Southwest Quarter (S.W.1/4) lying South and East of the town road running in a Northeasterly direction through said parcel, located in Section Thirteen (13), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

Also including the South Half (S.1/2) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

Also including the South Half (S.1/2) of the Northwest Quarter (N.W.1/4), the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4), the North 10 acres of the Northeast Quarter (N.E.1/4) of the Southwest Quarter (S.W.1/4) and all that part of the Northeast Quarter (N.E.1/4) of the Northwest Quarter (N.W.1/4) lying South and East of the town road running in a Northeasterly direction through said parcel, located in Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

EXCEPT a parcel of land conveyed to Charles E. Sparrgrove III and Jane M. Sparrgrove, husband and wife, as survivorship marital property, by Warranty Deed recorded in Volume 778 of Records, page 447 described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;

thence South 08° 36' 10" West 1341.26 feet to a 3/4" iron bar marking the point of beginning;

thence South 88° 52' 39" East 874.41 feet to a railroad spike;

thence South 20° 37' 38" East 172.82 feet to a railroad spike;

thence South 13° 45' 11" East 166.75 feet to a railroad spike;

thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;

Continued

# EASEMENT AGREEMENT

VOL 1170 PG 219

Continued

thence South 60° 16' 21" East 112.11 feet to a railroad spike;  
thence South 55° 21' 44" East 252.67 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;  
thence North 45° 09' 18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;  
thence South 70° 48' 08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;  
thence South 43° 52' 23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet;  
thence South 53° 16' 41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;  
thence South 05° 27' 45" East 146.02 feet to a railroad spike;  
thence South 55° 27' 42" East 253.23 feet to a ¾" iron bar;  
thence North 85° 02' 36" East 311.26 feet to a ¾" iron bar;  
thence South 00° 34' 00" West 111.20 feet to a ¾" iron bar;  
thence South 42° 41' 00" West 89.04 feet to a ¾" iron bar;  
thence South 06° 28' 30" West 16.81 feet to a ¾" iron bar;  
thence South 55° 34' 32" East 167.44 feet to a ¾" iron bar;  
thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence South 87° 33' 03" East 498.50 feet to a ¾" iron bar;  
thence South 00° 07' 08" West 3176.55 feet;  
thence South 56° 10' 41" West 2225.17 feet to a 1" iron pipe;  
thence North 42° 41' 34" West 1181.65 feet to a 1" iron pipe;  
thence North 01° 02' 19" East 825.45 feet to a ¾" iron bar;  
thence North 55° 30' 01" West 592.17 feet to a ¾" iron bar;  
thence North 57° 19' 34" West 172.41 feet to a ¾" iron bar;  
thence North 15° 34' 30" East 259.06 feet to a ¾" iron bar;  
thence North 06° 03' 15" East 469.25 feet to a ¾" iron bar;  
thence North 28° 38' 44" East 93.08 feet to a ¾" iron bar;  
thence North 73° 54' 35" West 74.77 feet to a ¾" iron bar;  
thence South 45° 28' 27" West 141.06 feet to a ¾" iron bar;  
thence South 84° 59' 53" West 339.15 feet to a ¾" iron bar;  
thence North 00° 57' 59" West 87.06 feet to a ¾" iron bar;  
thence North 30° 31' 31" East 237.47 feet to a ¾" iron bar;  
thence North 65° 39' 10" East 259.95 feet to a ¾" iron bar;  
thence North 32° 04' 46" East 59.12 feet to a ¾" iron bar;  
thence North 17° 49' 33" West 221.70 feet to a ¾" iron bar;

Continued



# EASEMENT AGREEMENT

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Continued

thence South 66° 45' 38" West 128.26 feet to a ¼" iron bar;  
thence South 51° 47' 37" West 180.22 feet to a ¼" iron bar;  
thence North 54° 38' 01" West 100.44 feet to a ¼" iron bar;  
thence North 12° 55' 19" West 240.90 feet to a ¼" iron bar;  
thence North 62° 24' 13" East 157.82 feet to a ¼" iron bar;  
thence North 08° 53' 20" West 133.66 feet to a ¼" iron bar;  
thence North 23° 24' 46" West 66.10 feet to a ¼" iron bar;  
thence South 69° 05' 54" West 109.84 feet to a ¼" iron bar;  
thence North 11° 20' 50" West 158.83 feet to a ¼" iron bar;  
thence South 78° 03' 09" West 274.48 feet to a ¼" iron bar;  
thence South 15° 52' 47" West 270.33 feet to a ¼" iron bar;  
thence North 85° 33' 02" West 214.39 feet to a ¼" iron bar;  
thence South 59° 55' 19" West 155.98 feet to a ¼" iron bar;  
thence South 86° 39' 39" West 168.09 feet to a ¼" iron bar;  
thence North 02° 34' 50" East 192.18 feet to a ¼" iron bar;  
thence North 40° 17' 04" East 419.79 feet to a ¼" iron bar;  
thence North 77° 50' 31" East 119.81 feet to a ¼" iron bar;  
thence North 22° 41' 48" East 166.25 feet to a ¼" iron bar;  
thence North 31° 44' 19" West 179.99 feet to a ¼" iron bar;  
thence North 13° 44' 42" East 144.39 feet to a ¼" iron bar;  
thence South 80° 39' 43" East 226.01 feet to a ¼" iron bar;  
thence North 02° 21' 24" West 200.71 feet to a ¼" iron bar;  
thence North 63° 55' 56" West 159.90 feet to a ¼" iron bar;  
thence North 01° 39' 51" East 1054.45 feet to a ¼" iron bar;  
thence North 45° 54' 54" East 43.27 feet to a ¼" iron bar;  
thence North 08° 36' 10" East 301.80 feet to the point of beginning.

Also EXCEPT a parcel of land conveyed to Stanley H. Fritz and Sally A. Fritz, husband and wife, as survivorship marital property, by Warranty Deed recorded in Volume 892 of Records, page 920 described as follows:

Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23) and part of the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;  
thence South 08° 36' 10" West 1341.26 feet to a ¼" iron bar;  
thence South 88° 52' 39" East 874.41 feet to a railroad spike;  
thence South 20° 37' 58" East 172.82 feet to a railroad spike;  
thence South 13° 45' 11" East 166.75 feet to a railroad spike;  
thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;  
thence South 60° 16' 21" East 112.11 feet to a railroad spike;

Continued

# EASEMENT AGREEMENT

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Continued

thence South 55° 21' 44" East 252.67 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;  
thence North 45° 09' 18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;  
thence South 70° 48' 08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;  
thence South 43° 52' 23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet marking the point of beginning;  
thence South 53° 16' 41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;  
thence South 05° 27' 45" East 146.02 feet to a railroad spike;  
thence South 55° 27' 42" East 253.23 feet to a ¾" iron bar;  
thence North 85° 02' 36" East 311.26 feet to a ¾" iron bar;  
thence South 00° 34' 00" West 111.20 feet to a ¾" iron bar;  
thence South 42° 41' 00" West 89.04 feet to a ¾" iron bar;  
thence South 06° 28' 30" West 16.81 feet to a ¾" iron bar;  
thence South 55° 34' 32" East 167.44 feet to a ¾" iron bar;  
thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence North along a line parallel to the Section line 713.25 feet;  
thence West along a line parallel to the Section line 1018.75 feet to the point of beginning.

# EASEMENT AGREEMENT

VOL 1170 PG282

## EXCEPTING THEREFROM:

Part of the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4), the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4), the Northwest Quarter (N.W.1/4) of the Southeast Quarter (S.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section;

thence South 00° 28' 46" East 1330.98 feet to the Northwest corner of the S.W.1/4 of the N.E.1/4 and the point of beginning;

thence South 89° 41' 10" East 778.35 feet along the North line of the S.W.1/4 of said N.E.1/4;

thence South 21° 15' 31" East 165.68 feet;

thence South 14° 22' 45" East 164.74 feet;

thence 195.90 feet on the arc of a curve to the left having a radius of 241.28 feet and a long chord bearing South 37° 38' 19" East 190.56 feet;

thence South 60° 53' 54" East 110.67 feet;

thence South 55° 59' 18" East 251.25 feet;

thence 111.12 feet on the arc of a curve to the left having a radius of 132.84 feet and a long chord bearing South 79° 57' 05" East 107.91 feet;

thence South 39° 57' 47" East 828.49 feet;

thence South 58° 43' 06" West 357.59 feet;

thence South 18° 39' 10" East 189.12 feet;

thence South 64° 17' 45" West 174.23 feet;

thence North 67° 25' 15" West 208.92 feet;

thence South 57° 09' 33" West 373.29 feet;

thence South 81° 12' 11" West 178.35 feet;

thence North 65° 11' 50" West 403.32 feet;

thence North 06° 59' 35" West 1440.87 feet;

thence South 88° 41' 52" West 266.27 feet;

thence North 88° 32' 04" West 186.25 feet to the East line of a previous survey by Larry Austin dated June 28, 2001 and a revised date of November 6, 2001;

thence North 45° 18' 03" East 43.23 feet along a line of said survey;

thence North 07° 58' 52" East 281.94 feet along a line of said survey to the North line of the S.E.1/4 of said N.W.1/4;

thence South 89° 41' 01" East 69.91 feet along the North line of the S.E.1/4 of said N.W.1/4 to the point of beginning.

Continued



# EASEMENT AGREEMENT

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## ALSO EXCEPTING:

Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23) and part of the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;

thence South 08° 36' 10" West 1341.26 feet to a ¾" iron bar;

thence South 88° 52' 39" East 874.41 feet to a railroad spike;

thence South 20° 37' 58" East 172.82 feet to a railroad spike;

thence South 13° 45' 11" East 166.75 feet to a railroad spike;

thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;

thence South 60° 16' 21" East 112.11 feet to a railroad spike;

thence South 55° 21' 44" East 252.67 feet to a railroad spike;

thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;

thence North 45° 09' 18" East 36.23 feet to a railroad spike;

thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;

thence South 70° 48' 08" East 121.66 feet to a railroad spike;

thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;

thence South 43° 52' 23" East 319.89 feet to a railroad spike;

thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet marking the point of beginning;

thence South 53° 16' 41" East 342.48 feet to a railroad spike;

thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;

thence South 05° 27' 45" East 146.02 feet to a railroad spike;

thence South 55° 27' 42" East 253.23 feet to a ¾" iron bar;

thence North 85° 02' 36" East 311.26 feet to a ¾" iron bar;

thence South 00° 34' 00" West 111.20 feet to a ¾" iron bar;

thence South 42° 41' 00" West 89.04 feet to a ¾" iron bar;

thence South 06° 28' 30" West 16.81 feet to a ¾" iron bar;

thence South 55° 34' 32" East 167.44 feet to a ¾" iron bar;

Continued

# EASEMENT AGREEMENT

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Continued

thence South 79° 30' 25" East 91.29 feet to a ¼" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¼" iron bar;  
thence North along a line parallel to the Section line 713.25 feet;  
thence West along a line parallel to the Section line 1018.75 feet to the point of beginning.

## ALSO EXCEPTING:

Part of the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4) and part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:  
Commencing at the East Quarter corner of said Section 23;  
thence North 00° 22' 47" West 1329.21 feet along the East line of said Section;  
thence North 89° 41' 10" West 650.40 feet along the North line of the S.1/2 of the N.E.1/4 of said Section 23, being the point of beginning;  
thence North 89° 41' 10" West 1136.67 feet to a point on the Easterly side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;  
thence South 21° 15' 31" East 143.55 feet along said easement;  
thence South 14° 22' 45" East 168.71 feet along said easement;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37° 38' 19" East 138.44 feet along said easement;  
thence South 60° 53' 54" East 113.50 feet along said easement;  
thence South 55° 59' 18" East 254.08 feet along said easement;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84° 16' 14" East 85.46 feet along said easement;  
thence North 44° 31' 45" East 36.23 feet along said easement;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76° 33' 02" East 395.47 feet along said easement;  
thence South 71° 25' 46" East 121.66 feet along said easement;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57° 57' 48" East 137.54 feet along said easement;  
thence South 44° 29' 56" East 319.89 feet along said easement;  
thence 48.14 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 45° 28' 11" East 48.14 feet along said easement;  
thence North 62° 18' 52" East 108.70 feet;  
thence North 28° 36' 20" West 905.21 feet to the point of beginning.

Continued

# EASEMENT AGREEMENT

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Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and part of the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;

thence North 89° 43' 27" West 561.13 feet along the East-West Quarter line of said Section 23 to the point of beginning;

thence North 39° 39' 35" West 202.11 feet;

thence North 16° 03' 50" West 293.57 feet;

thence North 10° 06' 12" West 105.19 feet;

thence North 59° 11' 43" East 111.43 feet;

thence South 81° 55' 33" East 44.55 feet;

thence South 57° 45' 52" East 141.04 feet;

thence South 70° 42' 43" East 134.80 feet to a point on the Westerly side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;

thence North 44° 29' 56" West 319.89 feet along said easement;

thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57° 57' 48" West 106.81 feet along said easement;

thence North 71° 25' 46" West 121.66 feet along said easement;

thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76° 33' 02" West 325.48 feet along said easement;

thence South 44° 31' 45" West 36.23 feet along said easement;

thence 73.16 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 60° 18' 26" West 72.24 feet along said easement to a corner of Tract 2 of a survey by Larry Austin dated 12-30-04;

thence South 39° 57' 47" East 828.49 feet along the East line of said Tract 2;

thence South 58° 43' 06" West 86.78 feet along the East line of said Tract 2;

thence South 57° 00' 23" East 102.91 feet;

thence South 20° 24' 27" East 126.66 feet;

thence South 85° 59' 59" East 80.61 feet;

thence North 55° 54' 25" East 88.69 feet;

thence North 12° 18' 06" West 102.11 feet;

thence North 39° 39' 35" West 68.05 feet to the point of beginning.



# EASEMENT AGREEMENT

VOL 1170 PG 286

## ALSO EXCEPTING

A parcel of land located in the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;  
thence North 89° 43' 27" West 190.06 feet along the East-West Quarter line of said Section 23;  
thence North 46° 54' 23" East 241.68 feet to a No. 6 rebar marking the point of beginning;  
thence North 53° 54' 14" West 254.13 feet to a No. 6 rebar;  
thence 244.04 feet on the arc of a curve to the right having a radius of 1486.72 feet and a long chord bearing North 49° 12' 05" West 243.76 feet to a No. 6 rebar;  
thence North 44° 29' 56" West 319.89 feet to a No. 6 rebar;  
thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57° 57' 48" West 106.81 feet to a No. 6 rebar;  
thence North 71° 25' 46" West 121.66 feet to a No. 6 rebar;  
thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76° 33' 02" West 325.48 feet to a No. 6 rebar;  
thence South 44° 31' 45" West 36.23 feet to a No. 6 rebar;  
thence 184.28 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 84° 16' 14" West 169.86 feet to a No. 6 rebar;  
thence North 55° 59' 18" West 251.25 feet to a No. 6 rebar;  
thence North 60° 53' 54" West 110.67 feet to a No. 6 rebar;  
thence 195.90 feet on the arc of a curve to the right having a radius of 241.28 feet and a long chord bearing North 37° 38' 19" West 190.56 feet to a No. 6 rebar;  
thence North 14° 22' 45" West 164.74 feet to a No. 6 rebar;  
thence North 21° 15' 31" West 165.68 feet to a No. 6 rebar on the North line of the S.W.1/4 of the N.E.1/4 of said Section 23;  
thence South 89° 41' 10" East 70.97 feet along said North line to a No. 6 rebar;

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# EASEMENT AGREEMENT

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Continued

thence South 21° 15' 31" East 143.55 feet to a No. 6 rebar;  
thence South 14° 22' 45" East 168.71 feet to a No. 6 rebar;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37° 38' 19" East 138.44 feet to a No. 6 rebar;  
thence South 60° 53' 54" East 113.50 feet to a No. 6 rebar;  
thence South 55° 59' 18" East 254.08 feet to a No. 6 rebar;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84° 16' 14" East 85.46 feet to a No. 6 rebar;  
thence North 44° 31' 45" East 36.23 feet to a No. 6 rebar;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76° 33' 02" East 395.47 feet to a No. 6 rebar;  
thence South 71° 25' 46" East 121.66 feet to a No. 6 rebar;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57° 57' 48" East 137.54 feet to a No. 6 rebar;  
thence South 44° 29' 56" East 319.89 feet to a No. 6 rebar;  
thence 233.20 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 49° 12' 05" East 232.94 feet to a No. 6 rebar;  
thence South 36° 05' 46" West 33.00 feet to a No. 6 rebar;  
thence South 53° 54' 14" East 342.48 feet to a No. 6 rebar;  
thence 114.41 feet on the arc of a curve to the right having a radius of 133.72 feet and a long chord bearing South 29° 59' 46" East 110.95 feet to a No. 6 rebar;  
thence South 06° 05' 15" East 146.02 feet to a No. 6 rebar;  
thence South 56° 05' 16" East 253.23 feet to a No. 6 rebar;  
thence South 33° 54' 44" West 25.00 feet to a No. 6 rebar;  
thence South 42° 58' 22" East 502.82 feet to a No. 6 rebar;  
thence South 04° 40' 47" East 386.84 feet to a No. 6 rebar;  
thence South 35° 05' 10" West 344.23 feet to a No. 6 rebar;  
thence South 86° 29' 34" West 513.02 feet to a No. 6 rebar marking the Southeast corner of the N.E. 1/4 of the S.E. 1/4 of said Section 23;  
thence North 89° 27' 39" West 137.11 feet along the South line of the N.E. 1/4 of the said S.E. 1/4 to a No. 6 rebar;  
thence North 27° 06' 14" West 1053.29 feet to a No. 6 rebar;  
thence North 46° 54' 23" East 814.27 feet to the point of beginning.

# EASEMENT AGREEMENT

VOL 1170 PG288

ALSO EXCEPTING:

Part of the Southwest Quarter (S.W.1/4) of the Southeast Quarter (S.E.1/4) and the Southeast Quarter (S.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), part of the Northwest Quarter (N.W.1/4) of the Northwest Quarter (N.W.1/4) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) of Section Twenty-five (25) and part of the Northwest Quarter (N.W.1/4) of the Northeast Quarter (N.E.1/4), the Northeast Quarter (N.E.1/4) of the Northeast Quarter (N.E.1/4) and the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-six (26), all in Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 26;  
thence South 89° 11' 50" East 1144.73 feet along the North line of said Section 26;  
thence South 38° 54' 09" West 305.17 feet to a No. 6 rebar marking the point of beginning;  
thence South 56° 09' 15" East 448.77 feet to a No. 6 rebar;  
thence South 00° 22' 11" West 825.46 feet to a 1" iron pipe;  
thence South 43° 17' 25" East 1181.38 feet to a 1" iron pipe;  
thence North 55° 32' 38" East 2225.17 feet to a No. 6 rebar;  
thence North 66° 42' 06" West 3126.02 feet to a No. 6 rebar;  
thence South 20° 16' 15" East 281.67 feet to a No. 6 rebar;  
thence South 38° 54' 09" West 380.12 feet to the point of beginning.







# **MANURE EASEMENT**

# MANURE EASEMENT

**707735**  
Document No.

MANURE SPREADING EASEMENT

VOL 1170 PG 226

GRANT COUNTY, WI  
RECEIVED FOR RECORD

MAY 28 2008

at 10:58 a.m. and recorded in  
Vol. 1170 of Records Page 226  
McClain/Kane Registrar

**RETURN RECORDED DOCUMENT TO:**

Jack Kusmaul  
Kinney, Urban & Kusmaul  
P.O. Box 528  
Lancaster, WI 53813

4709

Parcel Identification No.



# MANURE EASEMENT

VOL 1170 PG 227

## MANURE SPREADING EASEMENT

KNOW ALL MEN BY THESE PRESENTS, That Clifford J. Wachter and Trudy J. Wachter, Grantor, for One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Jason P. Wachter and Karen Wachter, Grantee, an easement to spread manure and/or organic farm waste over that part of the parcel of land described on Parcel A on the attached Rider, which is the light colored area shown on the aerial photo attached.

This easement is given to spread only that manure and/or organic farm waste generated from animals located upon the parcel of land described as Parcel B on the attached Rider. The Grantee shall spread only manure and/or organic farm waste that is generated pursuant to an approved "590" nutrient management plan. Grantee may not spread manure when spreading would damage the land or crops grown thereon.

The manure spreading rights are subject to the following terms:

(a) spreading shall be limited to tillable acreage, and must be in accordance with all federal, state and local laws, ordinances, rules and regulations concerning such activity in effect at the time of any such activity; and

(b) all costs associated with such spreading activity shall be the responsibility of the Grantee, and without any cost or charge to Grantor.

Said easement shall not restrict the right of Grantor to use and enjoy the land for purposes not inconsistent with Grantee's use and enjoyment of said easement, including farming.

Additionally, Grantor grants Grantee an easement for ingress and egress over any and all such portions of land owned by Grantor which is necessary for Grantee to travel upon to enjoy and use this manure spreading easement.

Grantee shall indemnify Grantor, and hold Grantor harmless, from any and all loss or liability arising from Grantee's use of its lands for manure spreading purposes or otherwise, including, but not limited to, damages to fences, gates or other improvements, rutting or other damage to fields caused by equipment, and injury to persons coming upon the premises.

Grantee hereby releases Grantor from any and all claims of any kind whatsoever in anyway arising from the use of its premises granted herein, including, but not limited to, injury claimed to be caused by any condition upon the premises, known or unknown.

Grantee warrants and represents that they have and shall maintain adequate liability insurance covering the manure spreading activities referenced above.

This agreement shall continue for twenty-five (25) years from the date of the agreement. After twenty-five (25) years all rights of the Grantee acquired in this agreement shall terminate.

# MANURE EASEMENT

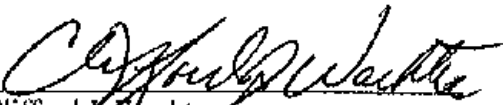
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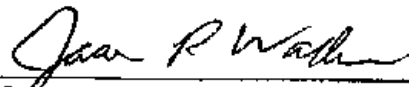
There are now approximately 300 acres available for manure and waste hauling. The Grantor shall always make 300 acres available. The parties agree that the 200 acres nearest the buildings shall remain available to Grantee. If the Grantor sells all or part of the most distant 100 acres to someone other than Grantee, the Grantor shall make an equivalent acreage for this purposes available to Grantee within 15 miles of the dairy operation. The 200 acres and the 100 acres are identified on the aerial photo attached hereto.

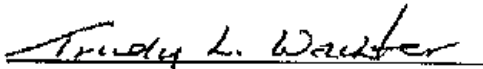
These easements benefit and bind the land described on the attached Rider, and runs with said land. This shall be binding upon the Grantor, Grantee, their heirs, personal representatives, and assigns.

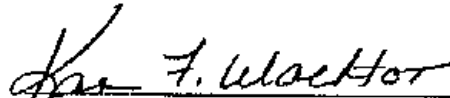
GRANTOR:

GRANTEE:

  
Clifford J. Wachter

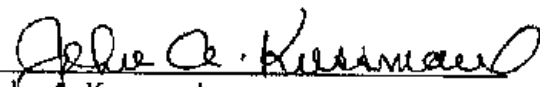
  
Jason P. Wachter

  
Trudy L. Wachter

  
Karen Wachter

## AUTHENTICATION

Signatures of Clifford J. Wachter, Trudy L. Wachter, Jason P. Wachter and Karen Wachter authenticated this 8<sup>th</sup> day of May, 2008.

  
John A. Kussmaul  
TITLE: MEMBER OF STATE BAR OF WISCONSIN

This instrument was drafted by Jack Kussmaul, Lancaster, Wisconsin.

# MANURE EASEMENT

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RIDER

PARCEL A

## DESCRIPTION OF PROPERTY:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 23,  
T7N R4W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;  
THENCE S 88°36'49" E 134.38' ALONG THE NORTH LINE OF  
SAID SECTION 23;  
THENCE S 08°36'10" W 1341.26' TO A 3/4" IRON BAR MARKING THE POINT OF BEGINNING;  
THENCE S 88°52'39" E 874.41' TO A RAILROAD SPIKE;  
THENCE S 20°37'58" E 172.82' TO A RAILROAD SPIKE;  
THENCE S 13°45'11" E 166.75' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 169.06' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY,  
HAVING A RADIUS OF 208.28' AND A LONG CHORD WHICH BEARS S 37°00'46" E 164.45'  
TO A RAILROAD SPIKE;  
THENCE S 60°16'21" E 112.11' TO A RAILROAD SPIKE;  
THENCE S 59°21'44" E 252.67' TO A RAILROAD SPIKE;  
THENCE EASTERLY 138.50' ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A  
RADIUS OF 99.84' AND A LONG CHORD WHICH BEARS N 84°53'47" E 127.66'  
TO A RAILROAD SPIKE;  
THENCE N 45°09'18" E 36.23' TO A RAILROAD SPIKE;  
THENCE EASTERLY 379.94' ON THE ARC OF A CURVE CONCAVE SOUTHERLY  
HAVING A RADIUS OF 339.92' AND A LONG CHORD WHICH BEARS N 77°10'35" E  
380.47' TO A RAILROAD SPIKE;  
THENCE S 70°48'08" E 121.66' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 123.31' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY,  
HAVING A RADIUS OF 262.36' AND A LONG CHORD WHICH BEARS S 57°20'16" E 122.18'  
TO A RAILROAD SPIKE;  
THENCE S 43°52'23" E 319.89' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 238.62' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY  
HAVING A RADIUS OF 1453.72' AND A LONG CHORD WHICH BEARS S 48°34'32" E 238.36'  
THENCE S 53°16'41" E 342.48' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 114.40' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY,  
HAVING A RADIUS OF 133.72' AND A LONG CHORD WHICH BEARS S 29°22'13" E 110.96'  
TO A RAILROAD SPIKE;  
THENCE S 05°27'45" E 146.02' TO A RAILROAD SPIKE;  
THENCE S 55°27'42" E 253.23' TO A 3/4" IRON BAR;  
THENCE N 85°02'38" E 311.26' TO A 3/4" IRON BAR;  
THENCE S 00°34'00" W 111.20' TO A 3/4" IRON BAR;  
THENCE S 42°41'00" W 89.04' TO A 3/4" IRON BAR;  
THENCE S 06°28'30" W 16.81' TO A 3/4" IRON BAR;  
THENCE S 55°34'32" E 187.44' TO A 3/4" IRON BAR;  
THENCE S 79°30'25" E 91.29' TO A 3/4" IRON BAR;  
THENCE N 02°50'16" W 155.23' TO A 3/4" IRON BAR;  
THENCE S 87°33'03" E 488.50' TO A 3/4" IRON BAR;  
THENCE S 00°07'08" W 3176.55';  
THENCE S 56°10'41" W 2225.17' TO A 1" IRON PIPE;  
THENCE N 42°41'34" W 1181.65' TO A 1" IRON PIPE;  
THENCE N 01°02'19" E 825.45' TO A 3/4" IRON BAR;  
THENCE N 55°30'01" W 592.17' TO A 3/4" IRON BAR;  
THENCE N 57°19'34" W 172.41' TO A 3/4" IRON BAR;  
THENCE N 15°34'30" E 259.06' TO A 3/4" IRON BAR;  
THENCE N 08°03'15" E 489.25' TO A 3/4" IRON BAR;  
THENCE N 28°38'44" E 93.08' TO A 3/4" IRON BAR;  
THENCE N 73°54'35" W 74.77' TO A 3/4" IRON BAR;  
THENCE S 45°28'27" W 141.06' TO A 3/4" IRON BAR;  
THENCE S 84°59'53" W 339.15' TO A 3/4" IRON BAR;  
THENCE N 00°57'59" W 87.06' TO A 3/4" IRON BAR;  
THENCE N 30°31'31" E 237.47' TO A 3/4" IRON BAR;

Continued



# MANURE EASEMENT

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Continued

THENCE N 65°39'10" E 259.95' TO A 3/4" IRON BAR;  
THENCE N 32°04'46" E 59.12' TO A 3/4" IRON BAR;  
THENCE N 7°49'33" W 221.70' TO A 3/4" IRON BAR;  
THENCE S 66°45'38" W 126.26' TO A 3/4" IRON BAR;  
THENCE S 51°47'37" W 180.22' TO A 3/4" IRON BAR;  
THENCE N 54°38'01" W 100.44' TO A 3/4" IRON BAR;  
THENCE N 12°55'19" W 240.90' TO A 3/4" IRON BAR;  
THENCE N 62°24'13" E 157.82' TO A 3/4" IRON BAR;  
THENCE N 08°53'20" W 133.66' TO A 3/4" IRON BAR;  
THENCE N 23°24'48" W 66.10' TO A 3/4" IRON BAR;  
THENCE S 69°05'54" W 109.84' TO A 3/4" IRON BAR;  
THENCE N 11°20'50" W 158.83' TO A 3/4" IRON BAR;  
THENCE S 78°03'09" W 274.48' TO A 3/4" IRON BAR;  
THENCE S 15°52'47" W 270.33' TO A 3/4" IRON BAR;  
THENCE N 85°33'02" W 214.39' TO A 3/4" IRON BAR;  
THENCE S 59°55'19" W 155.98' TO A 3/4" IRON BAR;  
THENCE S 86°39'39" W 168.09' TO A 3/4" IRON BAR;  
THENCE N 02°34'50" E 192.18' TO A 3/4" IRON BAR;  
THENCE N 40°17'04" E 419.79' TO A 3/4" IRON BAR;  
THENCE N 77°50'31" E 119.81' TO A 3/4" IRON BAR;  
THENCE N 22°41'48" E 186.25' TO A 3/4" IRON BAR;  
THENCE N 31°44'19" W 179.89' TO A 3/4" IRON BAR;  
THENCE N 13°44'42" E 144.39' TO A 3/4" IRON BAR;  
THENCE S 80°38'43" E 226.01' TO A 3/4" IRON BAR;  
THENCE N 02°21'24" W 200.71' TO A 3/4" IRON BAR;  
THENCE N 63°55'56" W 159.90' TO A 3/4" IRON BAR;  
THENCE N 01°39'51" E 1054.45' TO A 3/4" IRON BAR;  
THENCE N 45°54'54" E 43.27' TO A 3/4" IRON BAR;  
THENCE N 08°38'10" E 301.80' TO THE POINT OF BEGINNING.

## DESCRIPTION OF EASEMENT:

A 66' WIDE INGRESS-EGRESS EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 23,  
T7N R4W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;  
THENCE S 88°36'49" E 134.38' ALONG THE NORTH LINE OF  
SAID SECTION 23;  
THENCE S 08°36'10" W 1341.26' TO A 3/4" IRON BAR;  
THENCE S 88°52'39" E 874.41' TO A RAILROAD SPIKE;  
THENCE N 10°27'02" W 36.21' TO A POINT IN THE CENTERLINE OF ROSENDALE  
ROAD, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S 10°27'02" E 36.21' TO A RAILROAD SPIKE;  
THENCE S 20°37'58" E 172.82' TO A RAILROAD SPIKE;  
THENCE S 13°45'11" E 166.75' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 169.05' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY,  
HAVING A RADIUS OF 208.28' AND A LONG CHORD WHICH BEARS S 37°00'46" E 164.45'  
TO A RAILROAD SPIKE;  
THENCE S 60°16'21" E 112.1' TO A RAILROAD SPIKE;  
THENCE S 55°21'44" E 252.67' TO A RAILROAD SPIKE;  
THENCE EASTERLY 138.50' ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A  
RADIUS OF 99.84' AND A LONG CHORD WHICH BEARS N 84°53'47" E 127.66'  
TO A RAILROAD SPIKE;  
THENCE N 45°09'18" E 36.23' TO A RAILROAD SPIKE;  
THENCE EASTERLY 379.94' ON THE ARC OF A CURVE CONCAVE SOUTHERLY  
HAVING A RADIUS OF 339.92' AND A LONG CHORD WHICH BEARS N 77°10'35" E  
360.47' TO A RAILROAD SPIKE;  
THENCE S 70°48'08" E 121.66' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 123.31' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 262.36' AND A LONG CHORD WHICH BEARS S 57°20'16" E 122.18'  
TO A RAILROAD SPIKE;  
THENCE S 43°52'23" E 319.89' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 238.52' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY  
HAVING A RADIUS OF 1453.72' AND A LONG CHORD WHICH BEARS S 48°34'32" E 238.36'  
THENCE S 53°16'41" E 342.48' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 114.40' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 133.72' AND A LONG CHORD WHICH BEARS S 29°22'13" E 110.95';  
TO A RAILROAD SPIKE;  
THENCE S 05°27'45" E 46.02' TO A RAILROAD SPIKE AT THE TERMINUS POINT.

# MANURE EASEMENT

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**ALSO:**

All that part of the Northwest Quarter (N.W.1/4) of the Southeast Quarter (S.E.1/4) and the South Half (S.1/2) of the Southeast Quarter (S.E.1/4) of Section Thirteen (13), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, lying West of Dutch Hill Road and lying South of Rosendale Road.

Also including all that part of the West Half (W.1/2) of the Northeast Quarter (N.E.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, lying West of Dutch Hill Road.

All that part of the Southeast Quarter (S.E.1/4) of the Southwest Quarter (S.W.1/4) lying South and East of the town road running in a Northeasterly direction through said parcel, located in Section Thirteen (13), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

Also including the South Half (S.1/2) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

Also including the South Half (S.1/2) of the Northwest Quarter (N.W.1/4), the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4), the North 10 acres of the Northeast Quarter (N.E.1/4) of the Southwest Quarter (S.W.1/4) and all that part of the Northeast Quarter (N.E.1/4) of the Northwest Quarter (N.W.1/4) lying South and East of the town road running in a Northeasterly direction through said parcel, located in Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

EXCEPT a parcel of land conveyed to Charles E. Sparrgrove III and Jane M. Sparrgrove, husband and wife, as survivorship marital property, by Warranty Deed recorded in Volume 778 of Records, page 447 described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;

thence South 08° 36' 10" West 1341.26 feet to a ½" iron bar marking the point of beginning;

thence South 88° 52' 39" East 874.41 feet to a railroad spike;

thence South 20° 37' 58" East 172.82 feet to a railroad spike;

thence South 13° 45' 11" East 166.75 feet to a railroad spike;

thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;

Continued

# MANURE EASEMENT

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Continued

thence South 60° 16' 21" East 112.11 feet to a railroad spike;  
thence South 55° 21' 44" East 252.57 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;  
thence North 45° 09' 18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;  
thence South 70° 48' 08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;  
thence South 43° 52' 23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet;  
thence South 53° 16' 41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;  
thence South 05° 27' 45" East 146.02 feet to a railroad spike;  
thence South 55° 27' 42" East 253.23 feet to a ¾" iron bar;  
thence North 85° 02' 36" East 311.26 feet to a ¾" iron bar;  
thence South 00° 34' 00" West 111.20 feet to a ¾" iron bar;  
thence South 42° 41' 00" West 89.04 feet to a ¾" iron bar;  
thence South 06° 28' 30" West 16.81 feet to a ¾" iron bar;  
thence South 55° 34' 32" East 167.44 feet to a ¾" iron bar;  
thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence South 87° 33' 03" East 498.50 feet to a ¾" iron bar;  
thence South 00° 07' 08" West 3176.55 feet;  
thence South 56° 10' 41" West 2225.17 feet to a 1" iron pipe;  
thence North 42° 41' 34" West 1181.65 feet to a 1" iron pipe;  
thence North 01° 02' 19" East 825.45 feet to a ¾" iron bar;  
thence North 55° 30' 01" West 592.17 feet to a ¾" iron bar;  
thence North 57° 19' 34" West 172.41 feet to a ¾" iron bar;  
thence North 15° 34' 30" East 259.06 feet to a ¾" iron bar;  
thence North 06° 03' 15" East 469.25 feet to a ¾" iron bar;  
thence North 28° 38' 44" East 93.08 feet to a ¾" iron bar;  
thence North 73° 54' 35" West 74.77 feet to a ¾" iron bar;  
thence South 45° 28' 27" West 141.06 feet to a ¾" iron bar;  
thence South 84° 59' 53" West 339.15 feet to a ¾" iron bar;  
thence North 00° 57' 59" West 87.06 feet to a ¾" iron bar;  
thence North 30° 31' 31" East 237.47 feet to a ¾" iron bar;  
thence North 65° 39' 10" East 259.95 feet to a ¾" iron bar;  
thence North 32° 04' 46" East 59.12 feet to a ¾" iron bar;  
thence North 17° 49' 33" West 221.70 feet to a ¾" iron bar;

Continued



# MANURE EASEMENT

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Continued

thence South 66° 45' 38" West 128.26 feet to a ¾" iron bar;  
thence South 51° 47' 37" West 180.22 feet to a ¾" iron bar;  
thence North 54° 38' 01" West 100.44 feet to a ¾" iron bar;  
thence North 12° 55' 19" West 240.90 feet to a ¾" iron bar;  
thence North 62° 24' 13" East 157.82 feet to a ¾" iron bar;  
thence North 08° 53' 20" West 133.66 feet to a ¾" iron bar;  
thence North 23° 24' 46" West 66.10 feet to a ¾" iron bar;  
thence South 69° 05' 54" West 109.84 feet to a ¾" iron bar;  
thence North 11° 20' 50" West 158.83 feet to a ¾" iron bar;  
thence South 78° 03' 09" West 274.48 feet to a ¾" iron bar;  
thence South 15° 52' 47" West 270.33 feet to a ¾" iron bar;  
thence North 85° 33' 02" West 214.39 feet to a ¾" iron bar;  
thence South 59° 55' 19" West 155.98 feet to a ¾" iron bar;  
thence South 86° 39' 39" West 168.09 feet to a ¾" iron bar;  
thence North 02° 34' 50" East 192.18 feet to a ¾" iron bar;  
thence North 40° 17' 04" East 419.79 feet to a ¾" iron bar;  
thence North 77° 50' 31" East 119.81 feet to a ¾" iron bar;  
thence North 22° 41' 48" East 166.25 feet to a ¾" iron bar;  
thence North 31° 44' 19" West 179.99 feet to a ¾" iron bar;  
thence North 13° 44' 42" East 144.39 feet to a ¾" iron bar;  
thence South 80° 39' 43" East 226.01 feet to a ¾" iron bar;  
thence North 02° 21' 24" West 200.71 feet to a ¾" iron bar;  
thence North 63° 55' 56" West 159.90 feet to a ¾" iron bar;  
thence North 01° 39' 51" East 1054.45 feet to a ¾" iron bar;  
thence North 45° 54' 54" East 43.27 feet to a ¾" iron bar;  
thence North 08° 36' 10" East 301.80 feet to the point of beginning.

Also EXCEPT a parcel of land conveyed to Stanley H. Fritz and Sally A. Fritz, husband and wife, as survivorship marital property, by Warranty Deed recorded in Volume 892 of Records, page 920 described as follows:

Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23) and part of the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;  
thence South 08° 36' 10" West 1341.26 feet to a ¾" iron bar;  
thence South 88° 52' 39" East 874.41 feet to a railroad spike;  
thence South 20° 37' 58" East 172.82 feet to a railroad spike;  
thence South 13° 45' 11" East 166.75 feet to a railroad spike;  
thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;  
thence South 60° 16' 21" East 112.11 feet to a railroad spike;

Continued

# MANURE EASEMENT

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Continued

thence South 55° 21' 44" East 252.67 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;  
thence North 45° 09' 18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;  
thence South 70° 48' 08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;  
thence South 43° 52' 23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet marking the point of beginning;  
thence South 53° 16' 41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;  
thence South 05° 27' 45" East 146.02 feet to a railroad spike;  
thence South 55° 27' 42" East 253.23 feet to a ¾" iron bar;  
thence North 85° 02' 36" East 311.26 feet to a ¾" iron bar;  
thence South 00° 34' 00" West 111.20 feet to a ¾" iron bar;  
thence South 42° 41' 00" West 89.04 feet to a ¾" iron bar;  
thence South 06° 28' 30" West 16.81 feet to a ¾" iron bar;  
thence South 55° 34' 32" East 167.44 feet to a ¾" iron bar;  
thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence North along a line parallel to the Section line 713.25 feet;  
thence West along a line parallel to the Section line 1018.75 feet to the point of beginning.

# MANURE EASEMENT

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## EXCEPTING THEREFROM:

Part of the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4), the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4), the Northwest Quarter (N.W.1/4) of the Southeast Quarter (S.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section;  
thence South 00° 28' 46" East 1330.98 feet to the Northwest corner of the S.W.1/4 of the N.E.1/4 and the point of beginning;  
thence South 89° 41' 10" East 778.35 feet along the North line of the S.W.1/4 of said N.E.1/4;  
thence South 21° 15' 31" East 165.68 feet;  
thence South 14° 22' 45" East 164.74 feet;  
thence 195.90 feet on the arc of a curve to the left having a radius of 241.28 feet and a long chord bearing South 37° 38' 19" East 190.56 feet;  
thence South 60° 53' 54" East 110.67 feet;  
thence South 55° 59' 18" East 251.25 feet;  
thence 111.12 feet on the arc of a curve to the left having a radius of 132.84 feet and a long chord bearing South 79° 57' 05" East 107.91 feet;  
thence South 39° 57' 47" East 828.49 feet;  
thence South 58° 43' 06" West 357.59 feet;  
thence South 18° 39' 10" East 189.12 feet;  
thence South 64° 17' 45" West 174.23 feet;  
thence North 67° 25' 15" West 208.92 feet;  
thence South 57° 09' 33" West 373.29 feet;  
thence South 81° 12' 11" West 178.35 feet;  
thence North 65° 11' 50" West 403.32 feet;  
thence North 06° 59' 35" West 1440.87 feet;  
thence South 88° 41' 52" West 266.27 feet;  
thence North 88° 32' 04" West 186.25 feet to the East line of a previous survey by Larry Austin dated June 28, 2001 and a revised date of November 6, 2001;  
thence North 45° 18' 03" East 43.23 feet along a line of said survey;  
thence North 07° 58' 52" East 281.94 feet along a line of said survey to the North line of the S.E.1/4 of said N.W.1/4;  
thence South 89° 41' 01" East 69.91 feet along the North line of the S.E.1/4 of said N.W.1/4 to the point of beginning.

Continued



# MANURE EASEMENT

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## ALSO EXCEPTING:

Part of the Southeast Quarter (S.E. 1/4) of the Northeast Quarter (N.E. 1/4) of Section Twenty-three (23) and part of the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) and the Northwest Quarter (N.W. 1/4) of the Southwest Quarter (S.W. 1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;

thence South 08° 36' 10" West 1341.26 feet to a 3/4" iron bar;

thence South 88° 52' 39" East 874.41 feet to a railroad spike;

thence South 20° 37' 58" East 172.82 feet to a railroad spike;

thence South 13° 45' 11" East 166.75 feet to a railroad spike;

thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;

thence South 60° 16' 21" East 112.11 feet to a railroad spike;

thence South 55° 21' 44" East 252.67 feet to a railroad spike;

thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;

thence North 45° 09' 18" East 36.23 feet to a railroad spike;

thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;

thence South 70° 48' 08" East 121.66 feet to a railroad spike;

thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;

thence South 43° 52' 23" East 319.89 feet to a railroad spike;

thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet marking the point of beginning;

thence South 53° 16' 41" East 342.48 feet to a railroad spike;

thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;

thence South 05° 27' 45" East 146.02 feet to a railroad spike;

thence South 55° 27' 42" East 253.23 feet to a 3/4" iron bar;

thence North 85° 02' 36" East 311.26 feet to a 3/4" iron bar;

thence South 00° 34' 00" West 111.20 feet to a 3/4" iron bar;

thence South 42° 41' 00" West 89.04 feet to a 3/4" iron bar;

thence South 06° 28' 30" West 16.81 feet to a 3/4" iron bar;

thence South 55° 34' 32" East 167.44 feet to a 3/4" iron bar;

Continued

# MANURE EASEMENT

VOL 1170 PG237

Continued

thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence North along a line parallel to the Section line 713.25 feet;  
thence West along a line parallel to the Section line 1018.75 feet to the point of beginning.

**ALSO EXCEPTING:**

Part of the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4) and part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:  
Commencing at the East Quarter corner of said Section 23;  
thence North 00° 22' 47" West 1329.21 feet along the East line of said Section;  
thence North 89° 41' 10" West 650.40 feet along the North line of the S.1/2 of the N.E.1/4 of said Section 23, being the point of beginning;  
thence North 89° 41' 10" West 1136.67 feet to a point on the Easterly side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;  
thence South 21° 15' 31" East 143.55 feet along said easement;  
thence South 14° 22' 45" East 168.71 feet along said easement;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37° 38' 19" East 138.44 feet along said easement;  
thence South 60° 53' 54" East 113.50 feet along said easement;  
thence South 55° 59' 18" East 254.08 feet along said easement;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84° 16' 14" East 85.46 feet along said easement;  
thence North 44° 31' 45" East 36.23 feet along said easement;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76° 33' 02" East 395.47 feet along said easement;  
thence South 71° 25' 46" East 121.66 feet along said easement;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57° 57' 48" East 137.54 feet along said easement;  
thence South 44° 29' 56" East 319.89 feet along said easement;  
thence 48.14 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 45° 28' 11" East 48.14 feet along said easement;  
thence North 62° 18' 52" East 108.70 feet;  
thence North 28° 36' 20" West 905.21 feet to the point of beginning.

Continued

# MANURE EASEMENT

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Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and part of the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;

thence North  $89^{\circ} 43' 27''$  West 561.13 feet along the East-West Quarter line of said Section 23 to the point of beginning;

thence North  $39^{\circ} 39' 35''$  West 202.11 feet;

thence North  $16^{\circ} 03' 50''$  West 293.57 feet;

thence North  $10^{\circ} 06' 12''$  West 105.19 feet;

thence North  $59^{\circ} 11' 43''$  East 111.43 feet;

thence South  $81^{\circ} 55' 33''$  East 44.55 feet;

thence South  $57^{\circ} 45' 52''$  East 141.04 feet;

thence South  $70^{\circ} 42' 43''$  East 134.80 feet to a point on the Westerly side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;

thence North  $44^{\circ} 29' 56''$  West 319.89 feet along said easement;

thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North  $57^{\circ} 57' 48''$  West 106.81 feet along said easement;

thence North  $71^{\circ} 25' 46''$  West 121.66 feet along said easement;

thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South  $76^{\circ} 33' 02''$  West 325.48 feet along said easement;

thence South  $44^{\circ} 31' 45''$  West 36.23 feet along said easement;

thence 73.16 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South  $60^{\circ} 18' 26''$  West 72.24 feet along said easement to a corner of Tract 2 of a survey by Larry Austin dated 12-30-04;

thence South  $39^{\circ} 57' 47''$  East 828.49 feet along the East line of said Tract 2;

thence South  $58^{\circ} 45' 06''$  West 86.78 feet along the East line of said Tract 2;

thence South  $57^{\circ} 00' 23''$  East 102.91 feet;

thence South  $20^{\circ} 24' 27''$  East 126.66 feet;

thence South  $85^{\circ} 59' 59''$  East 80.61 feet;

thence North  $55^{\circ} 54' 25''$  East 88.69 feet;

thence North  $12^{\circ} 18' 06''$  West 102.11 feet;

thence North  $39^{\circ} 39' 35''$  West 68.05 feet to the point of beginning.



# MANURE EASEMENT

VOL 1170 PG 239

## ALSO EXCEPTING

A parcel of land located in the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;  
thence North 89° 43' 27" West 190.06 feet along the East-West Quarter line of said Section 23;  
thence North 46° 54' 23" East 241.68 feet to a No. 6 rebar marking the point of beginning;  
thence North 53° 54' 14" West 254.13 feet to a No. 6 rebar;  
thence 244.04 feet on the arc of a curve to the right having a radius of 1486.72 feet and a long chord bearing North 49° 12' 05" West 243.76 feet to a No. 6 rebar;  
thence North 44° 29' 56" West 319.89 feet to a No. 6 rebar;  
thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57° 57' 48" West 106.81 feet to a No. 6 rebar;  
thence North 71° 25' 46" West 121.66 feet to a No. 6 rebar;  
thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76° 33' 02" West 325.48 feet to a No. 6 rebar;  
thence South 44° 31' 45" West 36.23 feet to a No. 6 rebar;  
thence 184.28 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 84° 16' 14" West 169.86 feet to a No. 6 rebar;  
thence North 55° 59' 18" West 251.25 feet to a No. 6 rebar;  
thence North 60° 53' 54" West 110.67 feet to a No. 6 rebar;  
thence 195.90 feet on the arc of a curve to the right having a radius of 241.28 feet and a long chord bearing North 37° 38' 19" West 190.56 feet to a No. 6 rebar;  
thence North 14° 22' 45" West 164.74 feet to a No. 6 rebar;  
thence North 21° 15' 31" West 165.68 feet to a No. 6 rebar on the North line of the S.W.1/4 of the N.E.1/4 of said Section 23;  
thence South 89° 41' 10" East 70.97 feet along said North line to a No. 6 rebar;

Continued

# MANURE EASEMENT

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Continued

thence South  $21^{\circ} 15' 31''$  East 143.55 feet to a No. 6 rebar;  
thence South  $14^{\circ} 22' 45''$  East 168.71 feet to a No. 6 rebar;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South  $37^{\circ} 38' 19''$  East 138.44 feet to a No. 6 rebar;  
thence South  $60^{\circ} 53' 54''$  East 113.50 feet to a No. 6 rebar;  
thence South  $55^{\circ} 59' 18''$  East 254.08 feet to a No. 6 rebar;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North  $84^{\circ} 16' 14''$  East 85.46 feet to a No. 6 rebar;  
thence North  $44^{\circ} 31' 45''$  East 36.23 feet to a No. 6 rebar;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North  $76^{\circ} 33' 02''$  East 395.47 feet to a No. 6 rebar;  
thence South  $71^{\circ} 25' 46''$  East 121.66 feet to a No. 6 rebar;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South  $57^{\circ} 57' 48''$  East 137.54 feet to a No. 6 rebar;  
thence South  $44^{\circ} 29' 56''$  East 319.89 feet to a No. 6 rebar;  
thence 233.20 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South  $49^{\circ} 12' 05''$  East 232.94 feet to a No. 6 rebar;  
thence South  $36^{\circ} 05' 46''$  West 33.00 feet to a No. 6 rebar;  
thence South  $53^{\circ} 54' 14''$  East 342.48 feet to a No. 6 rebar;  
thence 114.41 feet on the arc of a curve to the right having a radius of 133.72 feet and a long chord bearing South  $29^{\circ} 59' 46''$  East 110.95 feet to a No. 6 rebar;  
thence South  $06^{\circ} 05' 15''$  East 146.02 feet to a No. 6 rebar;  
thence South  $56^{\circ} 05' 16''$  East 253.23 feet to a No. 6 rebar;  
thence South  $33^{\circ} 54' 44''$  West 25.00 feet to a No. 6 rebar;  
thence South  $42^{\circ} 58' 22''$  East 502.82 feet to a No. 6 rebar;  
thence South  $04^{\circ} 40' 47''$  East 386.84 feet to a No. 6 rebar;  
thence South  $35^{\circ} 05' 10''$  West 344.23 feet to a No. 6 rebar;  
thence South  $86^{\circ} 29' 34''$  West 513.02 feet to a No. 6 rebar marking the Southeast corner of the N.E. 1/4 of the S.E. 1/4 of said Section 23;  
thence North  $89^{\circ} 27' 39''$  West 137.11 feet along the South line of the N.E. 1/4 of the said S.E. 1/4 to a No. 6 rebar;  
thence North  $27^{\circ} 06' 14''$  West 1053.29 feet to a No. 6 rebar;  
thence North  $46^{\circ} 54' 23''$  East 814.27 feet to the point of beginning.

# MANURE EASEMENT

VOL 1170 PG 241

ALSO EXCEPTING:

Part of the Southwest Quarter (S.W.1/4) of the Southeast Quarter (S.E.1/4) and the Southeast Quarter (S.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), part of the Northwest Quarter (N.W.1/4) of the Northwest Quarter (N.W.1/4) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) of Section Twenty-five (25) and part of the Northwest Quarter (N.W.1/4) of the Northeast Quarter (N.E.1/4), the Northeast Quarter (N.E.1/4) of the Northeast Quarter (N.E.1/4) and the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-six (26), all in Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 26;  
thence South 89° 11' 50" East 1144.73 feet along the North line of said Section 26;  
thence South 38° 54' 09" West 305.17 feet to a No. 6 rebar marking the point of beginning;  
thence South 56° 09' 15" East 448.77 feet to a No. 6 rebar;  
thence South 00° 22' 11" West 825.46 feet to a 1" iron pipe;  
thence South 43° 17' 25" East 1181.38 feet to a 1" iron pipe;  
thence North 55° 32' 38" East 2225.17 feet to a No. 6 rebar;  
thence North 66° 42' 06" West 3126.02 feet to a No. 6 rebar;  
thence South 20° 16' 15" East 281.67 feet to a No. 6 rebar;  
thence South 38° 54' 09" West 380.12 feet to the point of beginning.

# MANURE EASEMENT

VOL 1170 PG 242

RIDER

PARCEL B

A parcel of land located in the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;  
thence North 89° 43' 27" West 190.06 feet along the East-West Quarter line of said Section 23;  
thence North 46° 54' 23" East 241.68 feet to a No. 6 rebar marking the point of beginning;  
thence North 53° 54' 14" West 254.13 feet to a No. 6 rebar;  
thence 244.04 feet on the arc of a curve to the right having a radius of 1486.72 feet and a long chord bearing North 49° 12' 05" West 243.76 feet to a No. 6 rebar;  
thence North 44° 29' 56" West 319.89 feet to a No. 6 rebar;  
thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57° 57' 48" West 106.81 feet to a No. 6 rebar;  
thence North 71° 25' 46" West 121.66 feet to a No. 6 rebar;  
thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76° 33' 02" West 325.48 feet to a No. 6 rebar;  
thence South 44° 31' 45" West 36.23 feet to a No. 6 rebar;  
thence 184.28 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 84° 16' 14" West 169.86 feet to a No. 6 rebar;  
thence North 55° 59' 18" West 251.25 feet to a No. 6 rebar;  
thence North 60° 53' 54" West 110.67 feet to a No. 6 rebar;  
thence 195.90 feet on the arc of a curve to the right having a radius of 241.28 feet and a long chord bearing North 37° 38' 19" West 190.56 feet to a No. 6 rebar;  
thence North 14° 22' 45" West 164.74 feet to a No. 6 rebar;  
thence North 21° 15' 31" West 165.68 feet to a No. 6 rebar on the North line of the S.W.1/4 of the N.E.1/4 of said Section 23;  
thence South 89° 41' 10" East 70.97 feet along said North line to a No. 6 rebar;

Continued



# MANURE EASEMENT

VOL 1170 PG 243

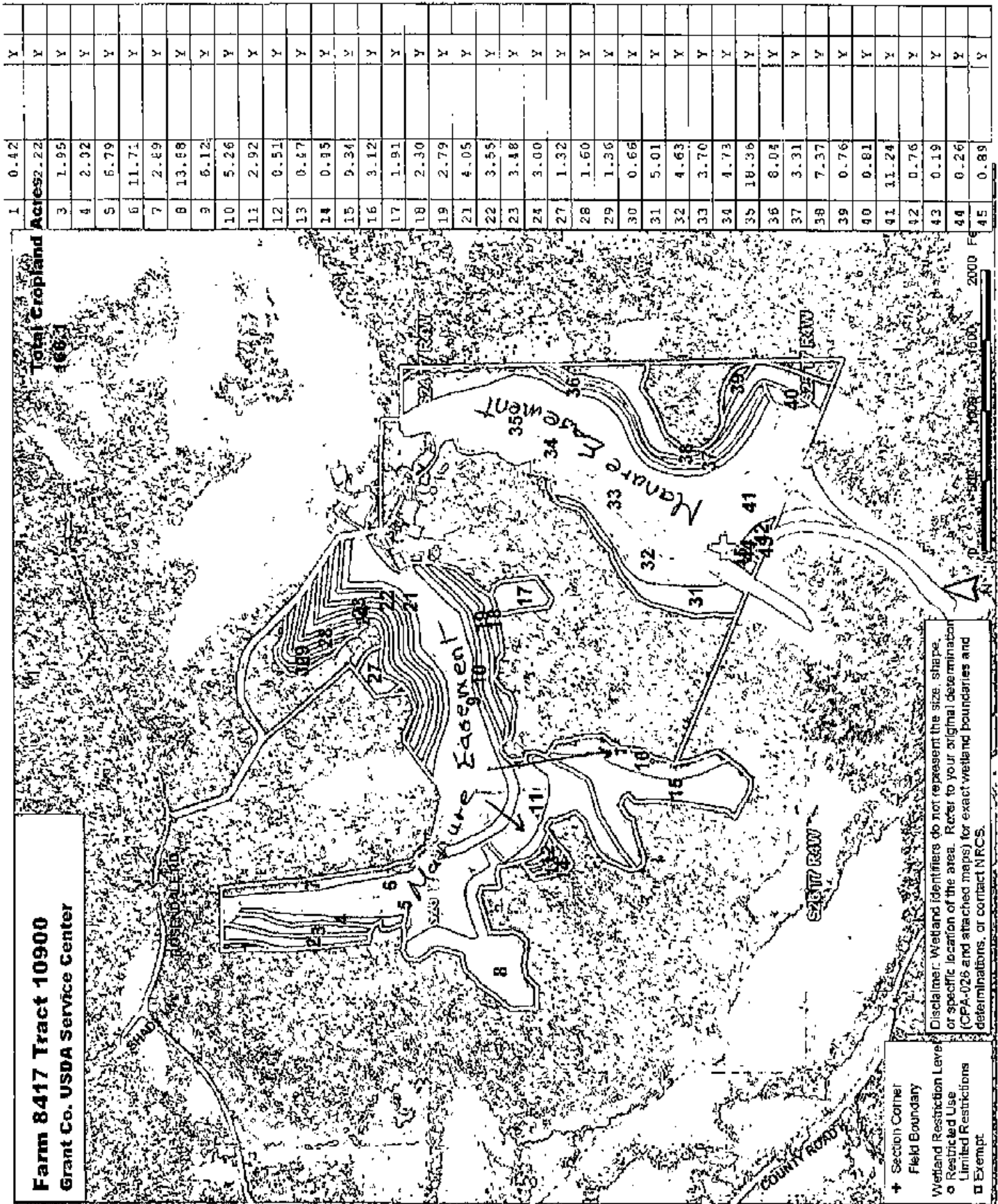
Continued

thence South 21° 15' 31" East 143.55 feet to a No. 6 rebar;  
thence South 14° 22' 45" East 168.71 feet to a No. 6 rebar;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37° 38' 19" East 138.44 feet to a No. 6 rebar;  
thence South 60° 53' 54" East 113.50 feet to a No. 6 rebar;  
thence South 55° 59' 18" East 254.08 feet to a No. 6 rebar;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84° 16' 14" East 85.46 feet to a No. 6 rebar;  
thence North 44° 31' 45" East 36.23 feet to a No. 6 rebar;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76° 33' 02" East 395.47 feet to a No. 6 rebar;  
thence South 71° 25' 46" East 121.66 feet to a No. 6 rebar;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57° 57' 48" East 137.54 feet to a No. 6 rebar;  
thence South 44° 29' 56" East 319.89 feet to a No. 6 rebar;  
thence 233.20 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 49° 12' 05" East 232.94 feet to a No. 6 rebar;  
thence South 36° 05' 46" West 33.00 feet to a No. 6 rebar;  
thence South 53° 54' 14" East 342.48 feet to a No. 6 rebar;  
thence 114.41 feet on the arc of a curve to the right having a radius of 133.72 feet and a long chord bearing South 29° 59' 46" East 110.95 feet to a No. 6 rebar;  
thence South 06° 05' 15" East 146.02 feet to a No. 6 rebar;  
thence South 56° 05' 16" East 253.23 feet to a No. 6 rebar;  
thence South 33° 54' 44" West 25.00 feet to a No. 6 rebar;  
thence South 42° 58' 22" East 502.82 feet to a No. 6 rebar;  
thence South 04° 40' 47" East 386.84 feet to a No. 6 rebar;  
thence South 35° 05' 10" West 344.23 feet to a No. 6 rebar;  
thence South 86° 29' 34" West 513.02 feet to a No. 6 rebar marking the Southeast corner of the N.E.1/4 of the S.E.1/4 of said Section 23;  
thence North 89° 27' 39" West 137.11 feet along the South line of the N.E.1/4 of the said S.E.1/4 to a No. 6 rebar;  
thence North 27° 06' 14" West 1053.29 feet to a No. 6 rebar;  
thence North 46° 54' 23" East 814.27 feet to the point of beginning.

Also including an easement for access from the North line of the above described parcel to the centerline of Rosendale Road, said easement being a part of the easement set forth in Warranty Deed to Clifford J. Wachter and Trudy L. Wachter recorded in Volume 1022 of Records, page 307.

# MANURE EASEMENT

VOL 1170 PG244



**Farm 8417 Tract 10900**  
Grant Co. USDA Service Center

+ Section Corner  
 Field Boundary  
 Wetland Restriction Level  
 o Restricted Use  
 Limited Restrictions  
 Exempt

Disclaimer: Wetland identifiers do not represent the size, shape, or specific location of the area. Refer to your original determination (CPA-028 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

2000 Feet

# **FIRST RIGHT OF REFUSAL**

# FIRST RIGHT OF REFUSAL

707734 Document No.	RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE REAL ESTATE	VOLUME 1170 PAGE 206  GRANT COUNTY, WI RECEIVED FOR RECORD  MAY 23 2008  at 10:05 AM, and recorded in Vol. 1170 of Records Page 206 <i>M. J. [Signature]</i> Registrar
		RETURN RECORDED DOCUMENT TO: Jack Kussmaul Kinney, Urban & Kussmaul P.O. Box 528 Lancaster, WI 53813 49098

Parcel Identification No.



# FIRST RIGHT OF REFUSAL

Vol: 1170 PG207

## RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE REAL ESTATE

This agreement made this 8<sup>th</sup> day of May, 2008, by and between Clifford J. Wachter and Trudy Wachter, husband and wife, Grantor and Jason Wachter and Karen Wachter, husband and wife, Grantee:

For good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants Grantee a right of first refusal and option to purchase each or any of the following parcels of land in Grant County, Wisconsin, which right shall continue until exercised or declined by Grantee:

See attached Exhibit A, incorporated herein.

under the following terms:

### 1. Grantee's right of first refusal to match an offer to purchase

(a) If at any time Grantor receives a written Bona Fide Offer as defined below, which is acceptable to Grantor, from any person to purchase the Property or a portion thereof, Grantor shall provide Grantee with a copy of the proposed offer to purchase. Grantee will then have ten (10) business days of receipt of the proposed offer to purchase within which to give Grantor notice in writing that Grantee agrees to purchase the Property from Grantor on the same terms and conditions of said offer. If Grantee does not give written notice to Grantor within said time period that it wishes to purchase the Property on the same terms as provided in the offer, Grantor may then sell the property to the third-party offering to purchase the Property. Grantee shall upon request execute and deliver an instrument in recordable form appropriate to evidence Grantee's relinquishment of its rights under this instrument with respect to such transaction. Notwithstanding any such relinquishment, Grantee's rights under this instrument shall remain in effect with respect to any part of the Property not covered by the Bona Fide Offer, and, if the transaction contemplated by the Bona Fide Offer fails for any reason to close, with respect to any subsequent offer to purchase all or any part of the Property covered by such Bona Fide Offer.

To be Bona Fide Offer, the person making the offer to the Grantor must have provided to Grantor either (1) a written loan commitment from a bank agreeing to lend the money to make the purchase without any conditions for the loan other than the prospective Grantee granting the bank a first mortgage upon the subject Property; or (2) an unconditional letter of credit from a bank agreeing to extend the credit to pay the purchase price for the Property. When Grantor gives Grantee notice of the offer, Grantor shall also provide to Grantee a copy of the written loan commitment or letter of credit, as the case may be.

Grantor agrees not to sell the property during the first three years of this Agreement.

### 2. If Grantee exercises Grantee's option to purchase the property

# FIRST RIGHT OF REFUSAL

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(a) **Purchase Terms.** The purchase price shall be paid by the Grantee purchasing the Property, in full, in cash or by certified cashier's check at the Closing.

(b) **Closing.** The Closing date shall be no later than thirty (30) days after Grantee exercises its option to purchase the Property.

(c) **Closing Prorations.** The following items, if applicable, shall be prorated as of the day prior to closing:

(i) **Real Estate Taxes and Personal Property Taxes.** Real estate and personal property taxes shall be prorated based on the latest available tax information, whether for the current or preceding year, subject to adjustment when the actual tax bills for the year of closing are available.

(ii) **Special Assessments.** Special assessments for work actually commenced prior to the date of Grantee's exercise of the option to purchase shall be paid for by the Grantor. Special assessments for work actually commenced after the date of Grantee's exercise of the option to purchase shall be paid by the Grantee.

(d) **Title to Real Property.**

(i) **Title Evidence.** Grantor shall give evidence of title to the Property in the form of an owner's policy of title insurance in the amount of the purchase price of the Property on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin.

(ii) **Provision of Merchantable Title.** Grantor shall pay all costs of providing title evidence. For purposes of closing, title evidence shall be acceptable if the commitment for business days before closing showing title to the Real Property as of a date no more than fifteen (15) days before delivery of such title evidence to be merchantable, subject only to liens which will be paid out of the proceeds of closing or standard title insurance requirements and exceptions as appropriate.

(iii) **Title Acceptable for Closing.** If title is not acceptable for closing Grantee shall notify Grantor in writing of objections to title by the time set for Closing. In such event, Grantor shall have a reasonable time, but not exceeding fifteen (15) days, to remove all objections, and the time for closing shall be extended as necessary for this purpose. In the event that Grantor is unable to remove the objections, Grantee shall have five (5) days from receipt of notice thereof, to delivery written notice waiving the objections, and the time for Closing shall be extended accordingly. If Grantee does not waive the objections, this offer shall be null and void. Providing title evidence acceptable for Closing does not extinguish Grantor's obligation to give merchantable title to Grantee.

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(iv) **Conveyance of Title.** Grantor shall upon payment of the purchase price, convey the Property by Warranty Deed, free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them; recorded easements for the distribution of utility and municipal services; recorded building and use restrictions and covenants and general taxes levied in the year of closing (provided none of the foregoing prohibit the present use of the property) which constitutes merchantable title for purposes of this transaction. Grantor further agrees to complete and execute the documents necessary to record the conveyance.

(e) **Grantor's Representations.** Grantor represents to Buyer that on the date of signing of this Right of First Refusal and Option to Purchase, Grantor has no knowledge of any of the following conditions affecting the property:

(i) planned or commenced public improvements which may result in special assessments or otherwise materially affect the Property or the present use of the Property.

(ii) completed or pending reassessment of the Property for property tax purposes;

(iii) government agency or court order requiring repair, alteration or correction of any existing condition;

(iv) any land division involving the subject Property, for which required state or local approvals had not been obtained;

(v) any portion of the Property being in a 100 year floodplain, a wetland or shoreland zoning area under local or federal laws;

(vi) conditions constituting a significant health or safety hazard for occupants of Property;

(vii) underground or aboveground storage tanks on the Property for storage of flammable or combustible liquids including but not limited to gasoline and heating oil which are currently or which were previously located on the Property;

(viii) material violations of environmental laws or other laws of agreements regulating the use of the Property;

(ix) high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property;

(x) any portion of the Property being subject to, or in violation of, a Farmland Preservation Agreement under a County Farmland Preservation

# FIRST RIGHT OF REFUSAL

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Plan or enrolled in, or in violation of, a Forest Crop, Woodland Tax, Managed Forest, Conservation Reserve or comparable program;

(xi) boundary disputes or material violation of fence law (Wis. Stats Chapter 90) which require the erection and maintenance of fences between adjoining properties where one or both of the properties is used and occupied for farming or grazing purposes;

(xii) wells on the Property required to be abandoned under state regulations (Wis. Admin Code NR 112.26) but which are not abandoned;

(xiii) cisterns or septic tanks on the Property which are not currently servicing the Property;

(xiv) subsoil conditions which would significantly increase the cost of the development of single family homes, if any, including, but not limited to, subsurface foundations, organic or non-organic fill, dumpsites or containers on Property which contained or currently contain toxic or hazardous materials, high groundwater, soil conditions (e.g. low load bearing capacity) or excessive rocks or rock formations on the property;

(xv) a lack of legal vehicular access to the Property from public roads;

(xvi) prior reimbursement for corrective action costs under the Agricultural Chemical Cleanup Program (Wis. Stats. Sec. 94.73);

(xvii) other conditions or occurrence which would significantly increase the costs of development or reduce the value of the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.

Grantor agrees to notify Grantee of any condition affecting the Property or transaction which is materially inconsistent with the above representations which arises after this Right of First Refusal and Purchase. Grantee shall have reasonable access to the Property, upon reasonable notice, from the date of the exercise of the Right of First Refusal and Option to Purchase until the time for closing for purpose of conducting such engineering tests, surveys and inspections as it shall deem necessary. Grantee agrees to return the Property to substantially the same condition as the Property existed prior to said tests, studies, inspections, examinations, surveys or entry by Grantee, its employees, representatives and/or agents.

**(f) Construction and Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin without regard to choice of law principles. All disputes or claims arising under this Agreement shall be





# FIRST RIGHT OF REFUSAL

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This document drafted by:

David L. Abt  
Abt Law Office  
210 N. Main Street  
P.O. Box 128  
Westby, WI 54667  
608-634-2157

## ADDENDUM A

The grantees shall have the right to use the machine shed located on the property that is the subject of this right of first refusal so long as it is being used for agricultural purposes.

This is an exclusive use and is personal to the Grantees only.

# FIRST RIGHT OF REFUSAL

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RIDER

PARCEL A

## DESCRIPTION OF PROPERTY:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 23,  
T7N R4W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;  
THENCE S 88°36'49" E 134.38' ALONG THE NORTH LINE OF  
SAID SECTION 23;  
THENCE S 08°36'10" W 1341.26' TO A 3/4" IRON BAR MARKING THE POINT OF BEGINNING;  
THENCE S 88°52'39" E 874.41' TO A RAILROAD SPIKE;  
THENCE S 20°37'58" E 172.82' TO A RAILROAD SPIKE;  
THENCE S 13°45'11" E 185.75' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 165.05' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY,  
HAVING A RADIUS OF 208.28' AND A LONG CHORD WHICH BEARS S 37°00'46" E 184.45'  
TO A RAILROAD SPIKE;  
THENCE S 60°16'21" E 112.11' TO A RAILROAD SPIKE;  
THENCE S 55°21'44" E 252.67' TO A RAILROAD SPIKE;  
THENCE EASTERLY 138.50' ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A  
RADIUS OF 99.84' AND A LONG CHORD WHICH BEARS N 84°53'47" E 127.66'  
TO A RAILROAD SPIKE;  
THENCE N 45°09'18" E 36.23' TO A RAILROAD SPIKE;  
THENCE EASTERLY 379.94' ON THE ARC OF A CURVE CONCAVE SOUTHERLY  
HAVING A RADIUS OF 339.92' AND A LONG CHORD WHICH BEARS N 77°10'35" E  
350.47' TO A RAILROAD SPIKE;  
THENCE S 70°48'08" E 121.66' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 123.31' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 262.36' AND A LONG CHORD WHICH BEARS S 57°20'16" E 122.18'  
TO A RAILROAD SPIKE;  
THENCE S 43°52'23" E 319.89' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 238.62' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY  
HAVING A RADIUS OF 1453.72' AND A LONG CHORD WHICH BEARS S 48°34'32" E 238.36'  
THENCE S 53°16'41" E 342.46' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 114.40' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 133.72' AND A LONG CHORD WHICH BEARS S 29°22'13" E 110.95'  
TO A RAILROAD SPIKE;  
THENCE S 05°27'45" E 146.02' TO A RAILROAD SPIKE;  
THENCE S 55°27'42" E 253.23' TO A 3/4" IRON BAR;  
THENCE N 65°02'38" E 311.26' TO A 3/4" IRON BAR;  
THENCE S 00°34'00" W 111.20' TO A 3/4" IRON BAR;  
THENCE S 42°41'00" W 89.04' TO A 3/4" IRON BAR;  
THENCE S 06°28'30" W 16.81' TO A 3/4" IRON BAR;  
THENCE S 55°34'32" E 167.44' TO A 3/4" IRON BAR;  
THENCE S 79°30'25" E 91.29' TO A 3/4" IRON BAR;  
THENCE N 02°50'16" W 155.23' TO A 3/4" IRON BAR;  
THENCE S 67°33'03" E 498.50' TO A 3/4" IRON BAR;  
THENCE S 00°07'08" W 3176.55';  
THENCE S 56°10'41" W 2225.17' TO A 1" IRON PIPE;  
THENCE N 42°41'34" W 1181.65' TO A 1" IRON PIPE;  
THENCE N 01°02'19" E 825.45' TO A 3/4" IRON BAR;  
THENCE N 55°30'01" W 592.17' TO A 3/4" IRON BAR;  
THENCE N 57°19'34" W 172.41' TO A 3/4" IRON BAR;  
THENCE N 15°34'30" E 259.06' TO A 3/4" IRON BAR;  
THENCE N 06°03'15" E 469.25' TO A 3/4" IRON BAR;  
THENCE N 28°38'44" E 93.08' TO A 3/4" IRON BAR;  
THENCE N 73°54'35" W 74.77' TO A 3/4" IRON BAR;  
THENCE S 45°28'27" W 141.06' TO A 3/4" IRON BAR;  
THENCE S 84°59'53" W 339.15' TO A 3/4" IRON BAR;  
THENCE N 00°57'59" W 87.06' TO A 3/4" IRON BAR;  
THENCE N 30°31'31" E 237.47' TO A 3/4" IRON BAR;

Continued

**EXHIBIT A**

# FIRST RIGHT OF REFUSAL

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Continued

THENCE N 65°39'10" E 259.95' TO A 3/4" IRON BAR;  
THENCE N 32°04'46" E 59.12' TO A 3/4" IRON BAR;  
THENCE N 17°49'33" W 221.70' TO A 3/4" IRON BAR;  
THENCE S 66°45'38" W 128.28' TO A 3/4" IRON BAR;  
THENCE S 51°47'37" W 180.22' TO A 3/4" IRON BAR;  
THENCE N 54°38'01" W 100.44' TO A 3/4" IRON BAR;  
THENCE N 12°55'19" W 240.90' TO A 3/4" IRON BAR;  
THENCE N 62°24'13" E 157.82' TO A 3/4" IRON BAR;  
THENCE N 08°53'20" W 33.66' TO A 3/4" IRON BAR;  
THENCE N 23°24'46" W 66.10' TO A 3/4" IRON BAR;  
THENCE S 69°05'54" W 109.84' TO A 3/4" IRON BAR;  
THENCE N 11°20'50" W 158.83' TO A 3/4" IRON BAR;  
THENCE S 78°03'09" W 274.45' TO A 3/4" IRON BAR;  
THENCE S 15°52'47" W 270.33' TO A 3/4" IRON BAR;  
THENCE N 05°33'02" W 214.39' TO A 3/4" IRON BAR;  
THENCE S 59°55'19" W 155.98' TO A 3/4" IRON BAR;  
THENCE S 86°39'39" W 168.09' TO A 3/4" IRON BAR;  
THENCE N 02°34'50" E 192.18' TO A 3/4" IRON BAR;  
THENCE N 40°17'04" E 419.79' TO A 3/4" IRON BAR;  
THENCE N 77°50'31" E 119.81' TO A 3/4" IRON BAR;  
THENCE N 22°41'48" E 166.25' TO A 3/4" IRON BAR;  
THENCE N 31°44'19" W 179.99' TO A 3/4" IRON BAR;  
THENCE N 13°44'42" E 144.39' TO A 3/4" IRON BAR;  
THENCE S 80°39'43" E 226.01' TO A 3/4" IRON BAR;  
THENCE N 02°21'24" W 203.71' TO A 3/4" IRON BAR;  
THENCE N 63°55'56" W 159.90' TO A 3/4" IRON BAR;  
THENCE N 01°39'51" E 1054.45' TO A 3/4" IRON BAR;  
THENCE N 45°54'54" E 43.27' TO A 3/4" IRON BAR;  
THENCE N 08°36'10" E 301.80' TO THE POINT OF BEGINNING.

## DESCRIPTION OF EASEMENT:

A 66' WIDE INGRESS-EGRESS EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 23,  
T7N R4W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;  
THENCE S 88°36'49" E 134.38' ALONG THE NORTH LINE OF  
SAID SECTION 23;  
THENCE S 08°36'10" W 1341.26' TO A 3/4" IRON BAR;  
THENCE S 88°52'39" E 874.41' TO A RAILROAD SPIKE;  
THENCE N 10°27'02" W 36.21' TO A POINT IN THE CENTERLINE OF ROSENDALE  
ROAD, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S 10°27'02" E 36.21' TO A RAILROAD SPIKE;  
THENCE S 20°37'58" E 172.82' TO A RAILROAD SPIKE;  
THENCE S 13°45'11" E 160.75' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 189.05' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY,  
HAVING A RADIUS OF 208.28' AND A LONG CHORD WHICH BEARS S 37°00'46" E 164.45'  
TO A RAILROAD SPIKE;  
THENCE S 63°16'21" E 112.11' TO A RAILROAD SPIKE;  
THENCE S 55°21'44" E 252.67' TO A RAILROAD SPIKE;  
THENCE EASTERLY 138.50' ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A  
RADIUS OF 99.84' AND A LONG CHORD WHICH BEARS N 84°53'47" E 127.65'  
TO A RAILROAD SPIKE;  
THENCE N 45°09'18" E 36.23' TO A RAILROAD SPIKE;  
THENCE EASTERLY 379.94' ON THE ARC OF A CURVE CONCAVE SOUTHERLY  
HAVING A RADIUS OF 339.92' AND A LONG CHORD WHICH BEARS N 77°10'35" E  
360.47' TO A RAILROAD SPIKE;  
THENCE S 70°48'08" E 121.66' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 123.31' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 262.36' AND A LONG CHORD WHICH BEARS S 57°20'16" E 122.18'  
TO A RAILROAD SPIKE;  
THENCE S 43°52'23" E 319.89' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 238.52' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY  
HAVING A RADIUS OF 1453.72' AND A LONG CHORD WHICH BEARS S 48°34'32" E 238.36'  
THENCE S 53°16'41" E 342.48' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 114.40' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 133.72' AND A LONG CHORD WHICH BEARS S 29°22'13" E 110.95';  
TO A RAILROAD SPIKE;  
THENCE S 05°27'45" E 148.02' TO A RAILROAD SPIKE AT THE TERMINUS POINT.



# FIRST RIGHT OF REFUSAL

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ALSO:

All that part of the Northwest Quarter (N.W.1/4) of the Southeast Quarter (S.E.1/4) and the South Half (S.1/2) of the Southeast Quarter (S.E.1/4) of Section Thirteen (13), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, lying West of Dutch Hill Road and lying South of Rosendale Road.

Also including all that part of the West Half (W.1/2) of the Northeast Quarter (N.E.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, lying West of Dutch Hill Road.

All that part of the Southeast Quarter (S.E.1/4) of the Southwest Quarter (S.W.1/4) lying South and East of the town road running in a Northeasterly direction through said parcel, located in Section Thirteen (13), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin. Also including the South Half (S.1/2) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin. Also including the South Half (S.1/2) of the Northwest Quarter (N.W.1/4), the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4), the North 10 acres of the Northeast Quarter (N.E.1/4) of the Southwest Quarter (S.W.1/4) and all that part of the Northeast Quarter (N.E.1/4) of the Northwest Quarter (N.W.1/4) lying South and East of the town road running in a Northeasterly direction through said parcel, located in Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

EXCEPT a parcel of land conveyed to Charles E. Sparrgrove III and Jane M. Sparrgrove, husband and wife, as survivorship marital property, by Warranty Deed recorded in Volume 778 of Records, page 447 described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;

thence South 08° 36' 10" West 1341.26 feet to a 3/4" iron bar marking the point of beginning;

thence South 88° 52' 39" East 874.41 feet to a railroad spike;

thence South 20° 37' 58" East 172.82 feet to a railroad spike;

thence South 13° 45' 11" East 166.75 feet to a railroad spike;

thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;

Continued

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thence South 60° 16' 21" East 112.11 feet to a railroad spike;  
thence South 55° 21' 44" East 252.67 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;  
thence North 45° 09' 18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;  
thence South 70° 48' 08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;  
thence South 43° 52' 23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet;  
thence South 53° 16' 41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;  
thence South 05° 27' 45" East 146.02 feet to a railroad spike;  
thence South 55° 27' 42" East 253.23 feet to a ¾" iron bar;  
thence North 85° 02' 36" East 311.26 feet to a ¾" iron bar;  
thence South 00° 34' 00" West 111.20 feet to a ¾" iron bar;  
thence South 42° 41' 00" West 89.04 feet to a ¾" iron bar;  
thence South 06° 28' 30" West 16.81 feet to a ¾" iron bar;  
thence South 55° 34' 32" East 167.44 feet to a ¾" iron bar;  
thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence South 87° 33' 03" East 498.50 feet to a ¾" iron bar;  
thence South 00° 07' 08" West 3176.55 feet;  
thence South 56° 10' 41" West 2225.17 feet to a 1" iron pipe;  
thence North 42° 41' 34" West 1181.65 feet to a 1" iron pipe;  
thence North 01° 02' 19" East 825.45 feet to a ¾" iron bar;  
thence North 55° 30' 01" West 592.17 feet to a ¾" iron bar;  
thence North 57° 19' 34" West 172.41 feet to a ¾" iron bar;  
thence North 15° 34' 30" East 259.06 feet to a ¾" iron bar;  
thence North 06° 03' 15" East 469.25 feet to a ¾" iron bar;  
thence North 28° 38' 44" East 93.08 feet to a ¾" iron bar;  
thence North 73° 54' 35" West 74.77 feet to a ¾" iron bar;  
thence South 45° 28' 27" West 141.06 feet to a ¾" iron bar;  
thence South 84° 59' 53" West 339.15 feet to a ¾" iron bar;  
thence North 00° 57' 59" West 87.06 feet to a ¾" iron bar;  
thence North 30° 31' 31" East 237.47 feet to a ¾" iron bar;  
thence North 65° 39' 10" East 259.95 feet to a ¾" iron bar;  
thence North 32° 04' 46" East 59.12 feet to a ¾" iron bar;  
thence North 17° 49' 33" West 221.70 feet to a ¾" iron bar;

Continued

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Continued

thence South 66° 45' 38" West 128.26 feet to a ¾" iron bar;  
thence South 51° 47' 37" West 180.22 feet to a ¾" iron bar;  
thence North 54° 38' 01" West 100.44 feet to a ¾" iron bar;  
thence North 12° 55' 19" West 240.90 feet to a ¾" iron bar;  
thence North 62° 24' 13" East 157.82 feet to a ¾" iron bar;  
thence North 08° 53' 20" West 133.66 feet to a ¾" iron bar;  
thence North 23° 24' 46" West 66.10 feet to a ¾" iron bar;  
thence South 69° 05' 54" West 109.84 feet to a ¾" iron bar;  
thence North 11° 20' 50" West 158.83 feet to a ¾" iron bar;  
thence South 78° 03' 09" West 274.48 feet to a ¾" iron bar;  
thence South 15° 52' 47" West 270.33 feet to a ¾" iron bar;  
thence North 85° 33' 02" West 214.39 feet to a ¾" iron bar;  
thence South 59° 55' 19" West 155.98 feet to a ¾" iron bar;  
thence South 86° 39' 39" West 168.09 feet to a ¾" iron bar;  
thence North 02° 34' 50" East 192.18 feet to a ¾" iron bar;  
thence North 40° 17' 04" East 419.79 feet to a ¾" iron bar;  
thence North 77° 50' 31" East 119.81 feet to a ¾" iron bar;  
thence North 22° 41' 48" East 166.25 feet to a ¾" iron bar;  
thence North 31° 44' 19" West 179.99 feet to a ¾" iron bar;  
thence North 13° 44' 42" East 144.39 feet to a ¾" iron bar;  
thence South 80° 39' 43" East 226.01 feet to a ¾" iron bar;  
thence North 02° 23' 24" West 200.71 feet to a ¾" iron bar;  
thence North 63° 55' 56" West 159.90 feet to a ¾" iron bar;  
thence North 01° 39' 51" East 1054.45 feet to a ¾" iron bar;  
thence North 45° 54' 54" East 43.27 feet to a ¾" iron bar;  
thence North 08° 36' 10" East 301.80 feet to the point of beginning.

Also EXCEPT a parcel of land conveyed to Stanley H. Fritz and Sally A. Fritz, husband and wife, as survivorship marital property, by Warranty Deed recorded in Volume 892 of Records, page 920 described as follows:

Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23) and part of the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;  
thence South 08° 36' 10" West 1341.26 feet to a ¾" iron bar;  
thence South 88° 52' 39" East 874.41 feet to a railroad spike;  
thence South 20° 37' 58" East 172.82 feet to a railroad spike;  
thence South 13° 45' 11" East 166.75 feet to a railroad spike;  
thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;  
thence South 60° 16' 21" East 112.11 feet to a railroad spike;

Continued

# FIRST RIGHT OF REFUSAL

VOL 1170 PG 218

Continued

thence South 55° 21' 44" East 252.67 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a  
long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;  
thence North 45° 09' 18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a  
long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;  
thence South 70° 48' 08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36  
feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;  
thence South 43° 52' 23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72  
feet and a long chord which bears South 48° 34' 32" East 238.36 feet marking the point of beginning;  
thence South 53° 16' 41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72  
feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;  
thence South 05° 27' 45" East 146.02 feet to a railroad spike;  
thence South 55° 27' 42" East 253.23 feet to a ¾" iron bar;  
thence North 85° 02' 36" East 311.26 feet to a ¾" iron bar;  
thence South 00° 34' 00" West 111.20 feet to a ¾" iron bar;  
thence South 42° 41' 00" West 89.04 feet to a ¾" iron bar;  
thence South 06° 28' 30" West 16.81 feet to a ¾" iron bar;  
thence South 55° 34' 32" East 167.44 feet to a ¾" iron bar;  
thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence North along a line parallel to the Section line 713.25 feet;  
thence West along a line parallel to the Section line 1018.75 feet to the point of beginning.



# FIRST RIGHT OF REFUSAL

VOL 1170 PG219

## EXCEPTING THEREFROM:

Part of the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4), the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4), the Northwest Quarter (N.W.1/4) of the Southeast Quarter (S.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section;

thence South 00° 28' 46" East 1330.98 feet to the Northwest corner of the S.W.1/4 of the N.E.1/4 and the point of beginning;

thence South 89° 41' 10" East 778.35 feet along the North line of the S.W.1/4 of said N.E.1/4;

thence South 21° 15' 31" East 165.68 feet;

thence South 14° 22' 45" East 164.74 feet;

thence 195.90 feet on the arc of a curve to the left having a radius of 241.28 feet and a long chord bearing South 37° 38' 19" East 190.56 feet;

thence South 60° 53' 54" East 110.67 feet;

thence South 55° 59' 18" East 251.25 feet;

thence 111.12 feet on the arc of a curve to the left having a radius of 132.84 feet and a long chord bearing South 79° 57' 05" East 107.91 feet;

thence South 39° 57' 47" East 828.49 feet;

thence South 58° 43' 06" West 357.59 feet;

thence South 18° 39' 10" East 189.12 feet;

thence South 64° 17' 45" West 174.23 feet;

thence North 67° 25' 15" West 208.92 feet;

thence South 57° 09' 33" West 373.29 feet;

thence South 81° 12' 11" West 178.35 feet;

thence North 65° 11' 50" West 403.32 feet;

thence North 06° 59' 35" West 1440.87 feet;

thence South 88° 41' 52" West 266.27 feet;

thence North 88° 32' 04" West 186.25 feet to the East line of a previous survey by Larry Austin dated June 28, 2001 and a revised date of November 6, 2001;

thence North 45° 18' 03" East 43.23 feet along a line of said survey;

thence North 07° 58' 52" East 281.94 feet along a line of said survey to the North line of the S.E.1/4 of said N.W.1/4;

thence South 89° 41' 01" East 69.91 feet along the North line of the S.E.1/4 of said N.W.1/4 to the point of beginning.

Continued

# FIRST RIGHT OF REFUSAL

VOL 1170 PG 220

## ALSO EXCEPTING:

Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23) and part of the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, described as follows:  
Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;  
thence South 08° 36' 10" West 1341.26 feet to a 3/4" iron bar;  
thence South 88° 52' 39" East 874.41 feet to a railroad spike;  
thence South 20° 37' 58" East 172.82 feet to a railroad spike;  
thence South 13° 45' 11" East 166.75 feet to a railroad spike;  
thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;  
thence South 60° 16' 21" East 112.11 feet to a railroad spike;  
thence South 55° 21' 44" East 252.67 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;  
thence North 45° 09' 18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;  
thence South 70° 48' 08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;  
thence South 43° 52' 25" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet marking the point of beginning;  
thence South 53° 16' 41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;  
thence South 05° 27' 45" East 146.02 feet to a railroad spike;  
thence South 55° 27' 42" East 253.23 feet to a 3/4" iron bar;  
thence North 85° 02' 36" East 311.26 feet to a 3/4" iron bar;  
thence South 00° 34' 00" West 111.20 feet to a 3/4" iron bar;  
thence South 42° 41' 00" West 89.04 feet to a 3/4" iron bar;  
thence South 06° 28' 30" West 16.81 feet to a 3/4" iron bar;  
thence South 55° 34' 32" East 167.44 feet to a 3/4" iron bar;

Continued

# FIRST RIGHT OF REFUSAL

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Continued

thence South  $79^{\circ} 30' 25''$  East 91.29 feet to a  $\frac{3}{4}$ " iron bar;  
thence North  $02^{\circ} 50' 18''$  West 155.23 feet to a  $\frac{3}{4}$ " iron bar;  
thence North along a line parallel to the Section line 713.25 feet;  
thence West along a line parallel to the Section line 1018.75 feet to the point of beginning.

## ALSO EXCEPTING:

Part of the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4) and part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:  
Commencing at the East Quarter corner of said Section 23;  
thence North  $00^{\circ} 22' 47''$  West 1329.21 feet along the East line of said Section;  
thence North  $89^{\circ} 41' 10''$  West 650.40 feet along the North line of the S.1/2 of the N.E.1/4 of said Section 23, being the point of beginning;  
thence North  $89^{\circ} 41' 10''$  West 1136.67 feet to a point on the Easterly side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;  
thence South  $21^{\circ} 15' 31''$  East 143.55 feet along said easement;  
thence South  $14^{\circ} 22' 45''$  East 168.71 feet along said easement;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South  $37^{\circ} 38' 19''$  East 138.44 feet along said easement;  
thence South  $60^{\circ} 53' 54''$  East 113.50 feet along said easement;  
thence South  $55^{\circ} 59' 18''$  East 254.08 feet along said easement;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North  $84^{\circ} 16' 14''$  East 85.46 feet along said easement;  
thence North  $44^{\circ} 31' 45''$  East 36.23 feet along said easement;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North  $76^{\circ} 33' 02''$  East 395.47 feet along said easement;  
thence South  $71^{\circ} 25' 46''$  East 121.66 feet along said easement;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South  $57^{\circ} 57' 48''$  East 137.54 feet along said easement;  
thence South  $44^{\circ} 29' 56''$  East 319.89 feet along said easement;  
thence 48.14 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South  $45^{\circ} 28' 11''$  East 48.14 feet along said easement;  
thence North  $62^{\circ} 18' 52''$  East 108.70 feet;  
thence North  $28^{\circ} 36' 20''$  West 905.21 feet to the point of beginning.

Continued

# FIRST RIGHT OF REFUSAL

VOL 1170 PG 222

Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and part of the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodnan Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;

thence North 89° 43' 27" West 561.13 feet along the East-West Quarter line of said Section 23 to the point of beginning;

thence North 39° 39' 35" West 202.11 feet;

thence North 16° 03' 50" West 293.57 feet;

thence North 10° 06' 12" West 105.19 feet;

thence North 59° 11' 43" East 111.43 feet;

thence South 81° 55' 33" East 44.55 feet;

thence South 57° 45' 52" East 141.04 feet;

thence South 70° 42' 43" East 134.80 feet to a point on the Westerly side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;

thence North 44° 29' 56" West 319.89 feet along said easement;

thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57° 57' 48" West 106.81 feet along said easement;

thence North 71° 25' 46" West 121.66 feet along said easement;

thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76° 33' 02" West 325.48 feet along said easement;

thence South 44° 31' 45" West 36.23 feet along said easement;

thence 73.16 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 60° 18' 26" West 72.24 feet along said easement to a corner of Tract 2 of a survey by Larry Austin dated 12-30-04;

thence South 39° 57' 47" East 828.49 feet along the East line of said Tract 2;

thence South 58° 43' 06" West 86.78 feet along the East line of said Tract 2;

thence South 57° 00' 23" East 102.91 feet;

thence South 20° 24' 27" East 126.66 feet;

thence South 85° 59' 59" East 80.61 feet;

thence North 55° 54' 25" East 88.69 feet;

thence North 12° 18' 06" West 102.11 feet;

thence North 39° 39' 35" West 68.05 feet to the point of beginning.



# FIRST RIGHT OF REFUSAL

VOL 1170 PG223

## ALSO EXCEPTING

A parcel of land located in the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;  
thence North 89° 43' 27" West 190.06 feet along the East-West Quarter line of said Section 23;  
thence North 46° 54' 23" East 241.68 feet to a No. 6 rebar marking the point of beginning;  
thence North 53° 54' 14" West 254.13 feet to a No. 6 rebar;  
thence 244.04 feet on the arc of a curve to the right having a radius of 1486.72 feet and a long chord bearing North 49° 12' 05" West 243.76 feet to a No. 6 rebar;  
thence North 44° 29' 56" West 319.89 feet to a No. 6 rebar;  
thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57° 57' 48" West 106.81 feet to a No. 6 rebar;  
thence North 71° 25' 46" West 121.66 feet to a No. 6 rebar;  
thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76° 33' 02" West 325.48 feet to a No. 6 rebar;  
thence South 44° 31' 45" West 36.23 feet to a No. 6 rebar;  
thence 184.28 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 84° 16' 14" West 169.86 feet to a No. 6 rebar;  
thence North 55° 59' 18" West 251.25 feet to a No. 6 rebar;  
thence North 60° 53' 54" West 110.67 feet to a No. 6 rebar;  
thence 195.90 feet on the arc of a curve to the right having a radius of 241.28 feet and a long chord bearing North 37° 38' 19" West 190.56 feet to a No. 6 rebar;  
thence North 14° 22' 45" West 164.74 feet to a No. 6 rebar;  
thence North 21° 15' 31" West 165.68 feet to a No. 6 rebar on the North line of the S.W.1/4 of the N.E.1/4 of said Section 23;  
thence South 89° 41' 10" East 70.97 feet along said North line to a No. 6 rebar;

Continued

# FIRST RIGHT OF REFUSAL

VOL 1170 PB224

Continued

thence South 21° 15' 31" East 143.55 feet to a No. 6 rebar;  
thence South 14° 22' 45" East 168.71 feet to a No. 6 rebar;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37° 38' 19" East 138.44 feet to a No. 6 rebar;  
thence South 60° 53' 54" East 113.50 feet to a No. 6 rebar;  
thence South 55° 59' 18" East 254.08 feet to a No. 6 rebar;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84° 16' 14" East 85.46 feet to a No. 6 rebar;  
thence North 44° 31' 45" East 36.23 feet to a No. 6 rebar;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76° 33' 02" East 395.47 feet to a No. 6 rebar;  
thence South 71° 25' 46" East 121.66 feet to a No. 6 rebar;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57° 57' 48" East 137.54 feet to a No. 6 rebar;  
thence South 44° 29' 56" East 319.89 feet to a No. 6 rebar;  
thence 233.20 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 49° 12' 05" East 232.94 feet to a No. 6 rebar;  
thence South 36° 05' 46" West 33.00 feet to a No. 6 rebar;  
thence South 53° 54' 14" East 342.48 feet to a No. 6 rebar;  
thence 114.41 feet on the arc of a curve to the right having a radius of 133.72 feet and a long chord bearing South 29° 59' 46" East 110.95 feet to a No. 6 rebar;  
thence South 06° 05' 15" East 146.02 feet to a No. 6 rebar;  
thence South 56° 05' 16" East 253.23 feet to a No. 6 rebar;  
thence South 33° 54' 44" West 25.00 feet to a No. 6 rebar;  
thence South 42° 58' 22" East 502.82 feet to a No. 6 rebar;  
thence South 04° 40' 47" East 386.84 feet to a No. 6 rebar;  
thence South 35° 05' 10" West 344.23 feet to a No. 6 rebar;  
thence South 86° 29' 34" West 513.02 feet to a No. 6 rebar marking the Southeast corner of the N.E.1/4 of the S.E.1/4 of said Section 23;  
thence North 89° 27' 39" West 137.11 feet along the South line of the N.E.1/4 of the said S.E.1/4 to a No. 6 rebar;  
thence North 27° 06' 14" West 1053.29 feet to a No. 6 rebar;  
thence North 46° 54' 23" East 814.27 feet to the point of beginning.

# FIRST RIGHT OF REFUSAL

VOL 1170 PG225

ALSO EXCEPTING:

Part of the Southwest Quarter (S.W.1/4) of the Southeast Quarter (S.E.1/4) and the Southeast Quarter (S.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), part of the Northwest Quarter (N.W.1/4) of the Northwest Quarter (N.W.1/4) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) of Section Twenty-five (25) and part of the Northwest Quarter (N.W.1/4) of the Northeast Quarter (N.E.1/4), the Northeast Quarter (N.E.1/4) of the Northeast Quarter (N.E.1/4) and the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-six (26), all in Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 26;  
thence South 89° 11' 50" East 1144.73 feet along the North line of said Section 26;  
thence South 38° 54' 09" West 305.17 feet to a No. 6 rebar marking the point of beginning;  
thence South 56° 09' 15" East 448.77 feet to a No. 6 rebar;  
thence South 00° 22' 11" West 825.46 feet to a 1" iron pipe;  
thence South 43° 17' 25" East 1181.38 feet to a 1" iron pipe;  
thence North 55° 32' 38" East 2225.17 feet to a No. 6 rebar;  
thence North 66° 42' 06" West 3126.02 feet to a No. 6 rebar;  
thence South 20° 16' 15" East 281.67 feet to a No. 6 rebar;  
thence South 38° 54' 09" West 380.12 feet to the point of beginning.







# **WELL AGREEMENT**

# WELL AGREEMENT

DOCUMENT NO.

**707736**

WELL AGREEMENT

VOL 1170 PG 245

GRANT COUNTY, WI  
RECEIVED FOR RECORD

MAY 23 2008

at 10:05A m. and recorded in  
Vol. 1170 of Records Page 245  
Matthew P. Poles Registrar

See attached legal description

Name and Return Address:

ABT LAW OFFICE  
210 N. MAIN ST.  
WESTBY, WI 54667

450982

064-00321-0010

Tax Parcel Number

THIS DOCUMENT DRAFTED BY:

ABT LAW OFFICE,  
Attorney David L. Abt  
Westby, WI 54667

# WELL AGREEMENT

VOL 1170 PG 246

## WELL AGREEMENT

This Well Agreement amends and supersedes all prior well/water agreements concerning the subject property described herein, including any verbal agreements or unrecorded written agreements and is entered into by the undersigned parties to provide for the future continuous service of water for domestic and agricultural purposes from the well located on the property hereinafter described, and to further provide for the upkeep, maintenance, operation, and replacement of said water system as may be necessary, and the parties hereto desire to formalize their agreement for a water system to service their property. The parties, Jason Wachter and Karen Wachter, husband and wife, and Clifford and Trudy Wachter, husband and wife, agree as follows:

### RECITALS

1. Clifford and Trudy Wachter are the owners of the property upon which the well that is the subject of this agreement is located. Said property is further described in detail in Exhibit "A" which is attached hereto and incorporated herein.

2. Jason Wachter is purchasing property from Clifford and Trudy Wachter, which property is serviced by the well which is the subject of this agreement, said property is further described in detail in Exhibit "B" which is attached hereto and incorporated herein.

3. A main water line currently exists between the well on the property owned by Clifford and Trudy Wachter extending over and through to the land being purchased by Jason. Said main water line currently serves the property being purchased by Jason and Karen Wachter for agricultural and residential purposes.

### AGREEMENT

4. Clifford and Trudy Wachter agree that Jason and Karen Wachter may continue to obtain water from the well located on their property (Exhibit A), and further agree that the parties shall share equally all costs of maintenance, repairs, replacement and upkeep for said well, well casing, pump, pressure tank or any other related well or water items. Jason and Karen Wachter agree to pay for all electricity costs for the operation of the well.

5. Jason and Karen Wachter agree that they shall bear the cost of maintenance and repair of the main water line from the well to the dairy and other facilities which are located upon the property which he is purchasing (Exhibit B).

6. The parties agree that should either of them sell or convey either of the above described properties, such conveyance shall be subject to the terms and conditions of this agreement so that owners and purchasers of either property shall have the right and the obligation to take water from the water system and shall be bound by the terms of this Agreement.

7. The parties hereby convey easements to one another over their properties (Exhibits A and B) for purposes of servicing, maintaining, operating, repairing, replacing the well and /or water system and/or water lines. All service, repairs, maintenance and replacement work shall be done as soon as possible.

8. This Agreement may be terminated by mutual agreement, in writing by all parties hereto.

9. This Well Agreement shall be construed as a restrictive covenant, running with the land served thereby, and shall be binding upon the parties hereto, their heirs, representatives, successors and assigns.

# WELL AGREEMENT

VOL 1170 PG 247

10. Any party breaching this Agreement shall be liable to the other party for reasonable costs, disbursements and attorneys fees.

Dated this 8th day of May, 2008.

Clifford Wachter  
Clifford Wachter

Jason P. Wachter  
Jason Wachter

Trudy Wachter  
Trudy Wachter

Karen Wachter  
Karen Wachter

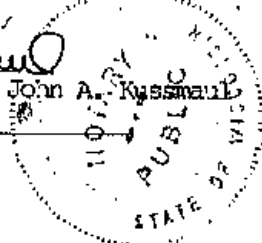
(ACKNOWLEDGEMENT)  
Exhibit A and Exhibit B)

STATE OF WISCONSIN    )  
  ) ss  
VERNON COUNTY         )

Clifford Wachter, Trudy Wachter,

Personally came before me the above named Jason Wachter and Karen Wachter, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

John A. Kussman  
Notary Public, State of Wisconsin    John A. Kussman  
My Commission Permanent



This instrument drafted by:  
David L. Abt  
ABT LAW OFFICE  
210 North Main Street  
Westby, WI 54667  
(608) 634-2157



# WELL AGREEMENT

VOL 1170 PG248

## RIDER

### DESCRIPTION OF PROPERTY:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 23,  
T7N R4W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;  
THENCE S 88°38'49" E 134.38' ALONG THE NORTH LINE OF  
SAID SECTION 23;  
THENCE S 08°36'10" W 1341.26' TO A 3/4" IRON BAR MARKING THE POINT OF BEGINNING;  
THENCE S 88°52'39" E 874.41' TO A RAILROAD SPIKE;  
THENCE S 20°37'58" E 172.82' TO A RAILROAD SPIKE;  
THENCE S 13°45'11" E 166.75' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 169.05' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY,  
HAVING A RADIUS OF 208.28' AND A LONG CHORD WHICH BEARS S 37°00'46" E 164.45'  
TO A RAILROAD SPIKE;  
THENCE S 60°18'21" E 112.11' TO A RAILROAD SPIKE;  
THENCE S 55°21'44" E 252.67' TO A RAILROAD SPIKE;  
THENCE EASTERLY 138.50' ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A  
RADIUS OF 99.84' AND A LONG CHORD WHICH BEARS N 84°53'47" E 127.68'  
TO A RAILROAD SPIKE;  
THENCE N 45°09'18" E 38.23' TO A RAILROAD SPIKE;  
THENCE EASTERLY 379.94' ON THE ARC OF A CURVE CONCAVE SOUTHERLY  
HAVING A RADIUS OF 339.92' AND A LONG CHORD WHICH BEARS N 77°10'35" E  
360.47' TO A RAILROAD SPIKE;  
THENCE S 70°48'08" E 121.66' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 123.31' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 262.36' AND A LONG CHORD WHICH BEARS S 57°20'18" E 122.18'  
TO A RAILROAD SPIKE;  
THENCE S 43°52'23" E 319.89' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 238.62' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY  
HAVING A RADIUS OF 1453.72' AND A LONG CHORD WHICH BEARS S 48°34'32" E 238.36'  
THENCE S 53°16'41" E 342.48' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 114.40' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY  
HAVING A RADIUS OF 133.72' AND A LONG CHORD WHICH BEARS S 29°22'13" E 110.95';  
TO A RAILROAD SPIKE;  
THENCE S 05°27'45" E 146.02' TO A RAILROAD SPIKE;  
THENCE S 85°27'42" E 253.23' TO A 3/4" IRON BAR;  
THENCE N 85°02'38" E 311.26' TO A 3/4" IRON BAR;  
THENCE S 00°34'00" W 111.20' TO A 3/4" IRON BAR;  
THENCE S 42°41'00" W 89.04' TO A 3/4" IRON BAR;  
THENCE S 08°28'30" W 18.81' TO A 3/4" IRON BAR;  
THENCE S 55°34'32" E 167.44' TO A 3/4" IRON BAR;  
THENCE S 79°30'25" E 91.29' TO A 3/4" IRON BAR;  
THENCE N 02°50'18" W 155.23' TO A 3/4" IRON BAR;  
THENCE S 87°33'03" E 498.50' TO A 3/4" IRON BAR;  
THENCE S 00°07'08" W 3176.55';  
THENCE S 55°10'41" W 2225.17' TO A 1" IRON PIPE;  
THENCE N 42°41'34" W 1181.65' TO A 1" IRON PIPE;  
THENCE N 01°02'19" E 825.45' TO A 3/4" IRON BAR;  
THENCE N 55°30'01" W 592.17' TO A 3/4" IRON BAR;  
THENCE N 57°19'34" W 172.41' TO A 3/4" IRON BAR;  
THENCE N 15°34'30" E 259.06' TO A 3/4" IRON BAR;  
THENCE N 06°03'15" E 458.25' TO A 3/4" IRON BAR;  
THENCE N 28°38'44" E 93.08' TO A 3/4" IRON BAR;  
THENCE N 73°54'35" W 74.77' TO A 3/4" IRON BAR;  
THENCE S 45°28'27" W 141.03' TO A 3/4" IRON BAR;  
THENCE S 84°59'53" W 339.15' TO A 3/4" IRON BAR;  
THENCE N 00°57'59" W 87.06' TO A 3/4" IRON BAR;  
THENCE N 30°31'31" E 237.47' TO A 3/4" IRON BAR;

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THENCE N 85°39'10" E 259.95' TO A 3/4" IRON BAR;  
THENCE N 32°04'48" E 59.12' TO A 3/4" IRON BAR;  
THENCE N 17°49'33" W 221.70' TO A 3/4" IRON BAR;  
THENCE S 66°45'38" W 128.28' TO A 3/4" IRON BAR;  
THENCE S 51°47'37" W 180.22' TO A 3/4" IRON BAR;  
THENCE N 54°38'01" W 100.44' TO A 3/4" IRON BAR;  
THENCE N 12°58'19" W 240.90' TO A 3/4" IRON BAR;  
THENCE N 62°24'13" E 157.82' TO A 3/4" IRON BAR;  
THENCE N 08°53'20" W 133.68' TO A 3/4" IRON BAR;  
THENCE N 23°24'46" W 66.10' TO A 3/4" IRON BAR;  
THENCE S 69°05'54" W 109.84' TO A 3/4" IRON BAR;  
THENCE N 11°20'50" W 158.83' TO A 3/4" IRON BAR;  
THENCE S 78°03'09" W 274.48' TO A 3/4" IRON BAR;  
THENCE S 15°52'47" W 270.33' TO A 3/4" IRON BAR;  
THENCE N 85°33'02" W 214.39' TO A 3/4" IRON BAR;  
THENCE S 59°55'19" W 155.98' TO A 3/4" IRON BAR;  
THENCE S 86°39'39" W 166.09' TO A 3/4" IRON BAR;  
THENCE N 02°34'50" E 192.18' TO A 3/4" IRON BAR;  
THENCE N 40°17'04" E 419.79' TO A 3/4" IRON BAR;  
THENCE N 77°50'31" E 119.81' TO A 3/4" IRON BAR;  
THENCE N 22°41'48" E 166.25' TO A 3/4" IRON BAR;  
THENCE N 31°44'19" W 179.99' TO A 3/4" IRON BAR;  
THENCE N 13°44'42" E 144.38' TO A 3/4" IRON BAR;  
THENCE S 80°39'43" E 226.01' TO A 3/4" IRON BAR;  
THENCE N 02°21'24" W 200.71' TO A 3/4" IRON BAR;  
THENCE N 83°55'58" W 159.90' TO A 3/4" IRON BAR;  
THENCE N 01°39'51" E 1054.45' TO A 3/4" IRON BAR;  
THENCE N 45°54'54" E 43.27' TO A 3/4" IRON BAR;  
THENCE N 08°36'10" E 301.80' TO THE POINT OF BEGINNING.

## DESCRIPTION OF EASEMENT:

A 66' WIDE INGRESS-EGRESS EASEMENT, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 23, T7N R4W OF THE 4TH P.M., GRANT COUNTY, WISCONSIN;  
THENCE S 88°36'49" E 134.38' ALONG THE NORTH LINE OF SAID SECTION 23;  
THENCE S 08°36'10" W 1341.26' TO A 3/4" IRON BAR;  
THENCE S 88°52'39" E 874.41' TO A RAILROAD SPIKE;  
THENCE N 10°27'02" W 38.21' TO A POINT IN THE CENTERLINE OF ROSENDALE ROAD, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE S 10°27'02" E 38.21' TO A RAILROAD SPIKE;  
THENCE S 20°37'58" E 172.82' TO A RAILROAD SPIKE;  
THENCE S 13°45'11" E 166.75' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 169.05' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 208.28' AND A LONG CHORD WHICH BEARS S 37°00'48" E 184.45' TO A RAILROAD SPIKE;  
THENCE S 60°10'21" E 112.11' TO A RAILROAD SPIKE;  
THENCE S 55°21'44" E 252.67' TO A RAILROAD SPIKE;  
THENCE EASTERLY 138.50' ON THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 99.84' AND A LONG CHORD WHICH BEARS N 84°53'47" E 127.86' TO A RAILROAD SPIKE;  
THENCE N 45°09'18" E 36.23' TO A RAILROAD SPIKE;  
THENCE EASTERLY 379.94' ON THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 339.92' AND A LONG CHORD WHICH BEARS N 77°10'35" E 360.47' TO A RAILROAD SPIKE;  
THENCE S 70°48'08" E 121.86' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 123.31' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 262.36' AND A LONG CHORD WHICH BEARS S 57°20'18" E 122.18' TO A RAILROAD SPIKE;  
THENCE S 43°52'23" E 319.89' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 238.82' ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1453.72' AND A LONG CHORD WHICH BEARS S 48°34'32" E 238.38'  
THENCE S 53°18'41" E 342.48' TO A RAILROAD SPIKE;  
THENCE SOUTHEASTERLY 114.40' ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 133.72' AND A LONG CHORD WHICH BEARS S 29°22'13" E 110.95' TO A RAILROAD SPIKE;  
THENCE S 05°27'45" E 146.02' TO A RAILROAD SPIKE AT THE TERMINUS POINT.

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**ALSO:**

All that part of the Northwest Quarter (N.W.1/4) of the Southeast Quarter (S.E.1/4) and the South Half (S.1/2) of the Southeast Quarter (S.E.1/4) of Section Thirteen (13), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, lying West of Dutch Hill Road and lying South of Rosendale Road.

Also including all that part of the West Half (W.1/2) of the Northeast Quarter (N.E.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, lying West of Dutch Hill Road.

All that part of the Southeast Quarter (S.E.1/4) of the Southwest Quarter (S.W.1/4) lying South and East of the town road running in a Northeasterly direction through said parcel, located in Section Thirteen (13), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

Also including the South Half (S.1/2) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

Also including the South Half (S.1/2) of the Northwest Quarter (N.W.1/4), the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4), the North 10 acres of the Northeast Quarter (N.E.1/4) of the Southwest Quarter (S.W.1/4) and all that part of the Northeast Quarter (N.E.1/4) of the Northwest Quarter (N.W.1/4) lying South and East of the town road running in a Northeasterly direction through said parcel, located in Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin.

EXCEPT a parcel of land conveyed to Charles E. Sparrgrove III and Jane M. Sparrgrove, husband and wife, as survivorship marital property, by Warranty Deed recorded in Volume 778 of Records, page 447 described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;

thence South 08° 36' 10" West 1341.26 feet to a 3/4" iron bar marking the point of beginning;

thence South 88° 52' 39" East 874.41 feet to a railroad spike;

thence South 20° 37' 58" East 172.82 feet to a railroad spike;

thence South 13° 45' 11" East 166.75 feet to a railroad spike;

thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;

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thence South 60° 16' 21" East 112.11 feet to a railroad spike;  
thence South 55° 21' 44" East 252.67 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;  
thence North 45° 09' 18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;  
thence South 70° 48' 08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;  
thence South 43° 52' 23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet;  
thence South 53° 16' 41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;  
thence South 05° 27' 45" East 146.02 feet to a railroad spike;  
thence South 55° 27' 42" East 253.23 feet to a ¾" iron bar;  
thence North 85° 02' 36" East 311.26 feet to a ¾" iron bar;  
thence South 00° 34' 00" West 111.20 feet to a ¾" iron bar;  
thence South 42° 41' 00" West 89.04 feet to a ¾" iron bar;  
thence South 06° 28' 30" West 16.81 feet to a ¾" iron bar;  
thence South 55° 34' 32" East 167.44 feet to a ¾" iron bar;  
thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence South 87° 33' 03" East 498.50 feet to a ¾" iron bar;  
thence South 00° 07' 08" West 3176.55 feet;  
thence South 56° 10' 41" West 2225.17 feet to a 1" iron pipe;  
thence North 42° 41' 34" West 1181.65 feet to a 1" iron pipe;  
thence North 01° 02' 19" East 825.45 feet to a ¾" iron bar;  
thence North 55° 30' 01" West 592.17 feet to a ¾" iron bar;  
thence North 57° 19' 34" West 172.41 feet to a ¾" iron bar;  
thence North 15° 34' 30" East 259.06 feet to a ¾" iron bar;  
thence North 06° 03' 15" East 469.25 feet to a ¾" iron bar;  
thence North 28° 38' 44" East 93.08 feet to a ¾" iron bar;  
thence North 73° 54' 35" West 74.77 feet to a ¾" iron bar;  
thence South 45° 28' 27" West 141.06 feet to a ¾" iron bar;  
thence South 84° 59' 53" West 339.15 feet to a ¾" iron bar;  
thence North 00° 57' 59" West 87.06 feet to a ¾" iron bar;  
thence North 30° 31' 31" East 237.47 feet to a ¾" iron bar;  
thence North 65° 39' 10" East 259.95 feet to a ¾" iron bar;  
thence North 32° 04' 46" East 59.12 feet to a ¾" iron bar;  
thence North 17° 49' 33" West 221.70 feet to a ¾" iron bar;

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thence South 66° 45' 38" West 128.26 feet to a ¾" iron bar;  
thence South 51° 47' 37" West 180.22 feet to a ¾" iron bar;  
thence North 54° 38' 01" West 100.44 feet to a ¾" iron bar;  
thence North 12° 55' 19" West 240.90 feet to a ¾" iron bar;  
thence North 62° 24' 13" East 157.82 feet to a ¾" iron bar;  
thence North 08° 53' 20" West 133.66 feet to a ¾" iron bar;  
thence North 23° 24' 46" West 66.10 feet to a ¾" iron bar;  
thence South 69° 05' 54" West 109.84 feet to a ¾" iron bar;  
thence North 11° 20' 50" West 158.83 feet to a ¾" iron bar;  
thence South 78° 03' 09" West 274.48 feet to a ¾" iron bar;  
thence South 15° 52' 47" West 270.33 feet to a ¾" iron bar;  
thence North 85° 33' 02" West 214.39 feet to a ¾" iron bar;  
thence South 59° 55' 19" West 155.98 feet to a ¾" iron bar;  
thence South 86° 39' 39" West 168.09 feet to a ¾" iron bar;  
thence North 02° 34' 50" East 192.18 feet to a ¾" iron bar;  
thence North 40° 17' 04" East 419.79 feet to a ¾" iron bar;  
thence North 77° 50' 31" East 119.81 feet to a ¾" iron bar;  
thence North 22° 41' 48" East 166.25 feet to a ¾" iron bar;  
thence North 31° 44' 19" West 179.99 feet to a ¾" iron bar;  
thence North 13° 44' 42" East 144.39 feet to a ¾" iron bar;  
thence South 80° 39' 43" East 226.01 feet to a ¾" iron bar;  
thence North 02° 21' 24" West 200.71 feet to a ¾" iron bar;  
thence North 63° 55' 56" West 159.90 feet to a ¾" iron bar;  
thence North 01° 39' 51" East 1054.45 feet to a ¾" iron bar;  
thence North 45° 54' 54" East 43.27 feet to a ¾" iron bar;  
thence North 08° 36' 10" East 301.80 feet to the point of beginning.

Also EXCEPT a parcel of land conveyed to Stanley H. Fritz and Sally A. Fritz, husband and wife, as survivorship marital property, by Warranty Deed recorded in Volume 892 of Records, page 920 described as follows:

Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23) and part of the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;  
thence South 08° 36' 10" West 1341.26 feet to a ¾" iron bar;  
thence South 88° 52' 39" East 874.41 feet to a railroad spike;  
thence South 20° 37' 58" East 172.82 feet to a railroad spike;  
thence South 13° 45' 11" East 166.75 feet to a railroad spike;  
thence Southwesterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;  
thence South 60° 16' 21" East 112.11 feet to a railroad spike;

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thence South 55° 21' 44" East 252.67 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;  
thence North 45° 09' 18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;  
thence South 70° 48' 08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;  
thence South 43° 52' 23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet marking the point of beginning;  
thence South 53° 16' 41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;  
thence South 05° 27' 45" East 146.02 feet to a railroad spike;  
thence South 55° 27' 42" East 253.23 feet to a ¾" iron bar;  
thence North 85° 02' 36" East 311.26 feet to a ¾" iron bar;  
thence South 00° 34' 00" West 111.20 feet to a ¾" iron bar;  
thence South 42° 41' 00" West 89.04 feet to a ¾" iron bar;  
thence South 06° 28' 30" West 16.81 feet to a ¾" iron bar;  
thence South 55° 34' 32" East 167.44 feet to a ¾" iron bar;  
thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence North along a line parallel to the Section line 713.25 feet;  
thence West along a line parallel to the Section line 1018.75 feet to the point of beginning.

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**EXCEPTING THEREFROM:**

Part of the Southeast Quarter (S.E.1/4) of the Northwest Quarter (N.W.1/4), the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4), the Northwest Quarter (N.W.1/4) of the Southeast Quarter (S.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section;

thence South 00° 28' 46" East 1330.98 feet to the Northwest corner of the S.W.1/4 of the N.E.1/4 and the point of beginning;

thence South 89° 41' 10" East 778.35 feet along the North line of the S.W.1/4 of said N.E.1/4;

thence South 21° 15' 31" East 165.68 feet;

thence South 14° 22' 45" East 164.74 feet;

thence 195.90 feet on the arc of a curve to the left having a radius of 241.28 feet and a long chord

bearing South 37° 38' 19" East 190.56 feet;

thence South 60° 53' 54" East 110.67 feet;

thence South 55° 59' 18" East 251.25 feet;

thence 111.12 feet on the arc of a curve to the left having a radius of 132.84 feet and a long chord

bearing South 79° 57' 05" East 107.91 feet;

thence South 39° 57' 47" East 828.49 feet;

thence South 58° 43' 06" West 357.59 feet;

thence South 18° 39' 10" East 189.12 feet;

thence South 64° 17' 45" West 174.23 feet;

thence North 67° 25' 15" West 208.92 feet;

thence South 57° 09' 33" West 373.29 feet;

thence South 81° 12' 11" West 178.35 feet;

thence North 65° 11' 50" West 403.32 feet;

thence North 06° 59' 35" West 1440.87 feet;

thence South 88° 41' 52" West 266.27 feet;

thence North 88° 32' 04" West 186.25 feet to the East line of a previous survey by Larry Austin dated June 28, 2001 and a revised date of November 6, 2001;

thence North 45° 18' 03" East 43.23 feet along a line of said survey;

thence North 07° 58' 52" East 281.94 feet along a line of said survey to the North line of the S.E.1/4 of said N.W.1/4;

thence South 89° 41' 01" East 69.91 feet along the North line of the S.E.1/4 of said N.W.1/4 to the point of beginning.

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## ALSO EXCEPTING:

Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23) and part of the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 23, T7N, R4W of the 4<sup>th</sup> P.M., Grant County, Wisconsin;

thence South 88° 36' 49" East 134.38 feet along the North line of said Section 23;

thence South 08° 36' 10" West 1341.26 feet to a 3/4" iron bar;

thence South 88° 52' 39" East 874.41 feet to a railroad spike;

thence South 20° 37' 58" East 172.82 feet to a railroad spike;

thence South 13° 45' 11" East 166.75 feet to a railroad spike;

thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37° 00' 46" East 164.45 feet to a railroad spike;

thence South 60° 16' 21" East 112.11 feet to a railroad spike;

thence South 55° 21' 44" East 252.67 feet to a railroad spike;

thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84° 53' 47" East 127.66 feet to a railroad spike;

thence North 45° 09' 18" East 36.23 feet to a railroad spike;

thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77° 10' 35" East 360.47 feet to a railroad spike;

thence South 70° 48' 08" East 121.66 feet to a railroad spike;

thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57° 20' 16" East 122.18 feet to a railroad spike;

thence South 43° 52' 23" East 319.89 feet to a railroad spike;

thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48° 34' 32" East 238.36 feet marking the point of beginning;

thence South 53° 16' 41" East 342.48 feet to a railroad spike;

thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29° 22' 13" East 110.95 feet to a railroad spike;

thence South 05° 27' 45" East 146.02 feet to a railroad spike;

thence South 55° 27' 42" East 253.23 feet to a 3/4" iron bar;

thence North 85° 02' 36" East 311.26 feet to a 3/4" iron bar;

thence South 00° 34' 00" West 111.20 feet to a 3/4" iron bar;

thence South 42° 41' 00" West 89.04 feet to a 3/4" iron bar;

thence South 06° 28' 30" West 16.81 feet to a 3/4" iron bar;

thence South 55° 34' 32" East 167.44 feet to a 3/4" iron bar;

Continued



# WELL AGREEMENT

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Continued

thence South 79° 30' 25" East 91.29 feet to a ¾" iron bar;  
thence North 02° 50' 18" West 155.23 feet to a ¾" iron bar;  
thence North along a line parallel to the Section line 713.25 feet;  
thence West along a line parallel to the Section line 1018.75 feet to the point of beginning.

**ALSO EXCEPTING:**

Part of the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4) and part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;  
thence North 00° 22' 47" West 1329.21 feet along the East line of said Section;  
thence North 89° 41' 10" West 650.40 feet along the North line of the S.1/2 of the N.E.1/4 of said Section 23, being the point of beginning;  
thence North 89° 41' 10" West 1136.67 feet to a point on the Easterly side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;  
thence South 21° 15' 31" East 143.55 feet along said easement;  
thence South 14° 22' 45" East 168.71 feet along said easement;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37° 38' 19" East 138.44 feet along said easement;  
thence South 60° 53' 54" East 113.50 feet along said easement;  
thence South 55° 59' 18" East 254.08 feet along said easement;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84° 16' 14" East 85.46 feet along said easement;  
thence North 44° 31' 45" East 36.23 feet along said easement;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76° 33' 02" East 395.47 feet along said easement;  
thence South 71° 25' 46" East 121.66 feet along said easement;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57° 57' 48" East 137.54 feet along said easement;  
thence South 44° 29' 56" East 319.89 feet along said easement;  
thence 48.14 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 45° 28' 11" East 48.14 feet along said easement;  
thence North 62° 18' 52" East 108.70 feet;  
thence North 28° 36' 20" West 905.21 feet to the point of beginning.

Continued

# WELL AGREEMENT

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Part of the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and part of the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;

thence North 89° 43' 27" West 561.13 feet along the East-West Quarter line of said Section 23 to the point of beginning;

thence North 39° 39' 35" West 202.11 feet;

thence North 16° 03' 50" West 293.57 feet;

thence North 10° 06' 12" West 105.19 feet;

thence North 59° 11' 43" East 111.43 feet;

thence South 81° 55' 33" East 44.55 feet;

thence South 57° 45' 52" East 141.04 feet;

thence South 70° 42' 43" East 134.80 feet to a point on the Western side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;

thence North 44° 29' 56" West 319.89 feet along said easement;

thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57° 57' 48" West 106.81 feet along said easement;

thence North 71° 25' 46" West 121.66 feet along said easement;

thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76° 33' 02" West 325.48 feet along said easement;

thence South 44° 31' 45" West 36.23 feet along said easement;

thence 73.16 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 60° 18' 26" West 72.24 feet along said easement to a corner of Tract 2 of a survey by Larry Austin dated 12-30-04;

thence South 39° 57' 47" East 828.49 feet along the East line of said Tract 2;

thence South 58° 43' 06" West 86.78 feet along the East line of said Tract 2;

thence South 57° 00' 23" East 102.91 feet;

thence South 20° 24' 27" East 126.66 feet;

thence South 85° 59' 59" East 80.61 feet;

thence North 55° 54' 25" East 88.69 feet;

thence North 12° 18' 06" West 102.11 feet;

thence North 39° 39' 35" West 68.05 feet to the point of beginning.

# WELL AGREEMENT

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## ALSO EXCEPTING

A parcel of land located in the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;  
thence North 89° 43' 27" West 190.06 feet along the East-West Quarter line of said Section 23;  
thence North 46° 54' 23" East 241.68 feet to a No. 6 rebar marking the point of beginning;  
thence North 53° 54' 14" West 254.13 feet to a No. 6 rebar;  
thence 244.04 feet on the arc of a curve to the right having a radius of 1486.72 feet and a long chord bearing North 49° 12' 05" West 243.76 feet to a No. 6 rebar;  
thence North 44° 29' 56" West 319.89 feet to a No. 6 rebar;  
thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57° 57' 48" West 106.81 feet to a No. 6 rebar;  
thence North 71° 25' 46" West 121.66 feet to a No. 6 rebar;  
thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76° 33' 02" West 325.48 feet to a No. 6 rebar;  
thence South 44° 31' 45" West 36.23 feet to a No. 6 rebar;  
thence 184.28 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 84° 16' 14" West 169.86 feet to a No. 6 rebar;  
thence North 55° 59' 18" West 251.25 feet to a No. 6 rebar;  
thence North 60° 53' 54" West 110.67 feet to a No. 6 rebar;  
thence 195.90 feet on the arc of a curve to the right having a radius of 241.28 feet and a long chord bearing North 37° 38' 19" West 190.56 feet to a No. 6 rebar;  
thence North 14° 22' 45" West 164.74 feet to a No. 6 rebar;  
thence North 21° 15' 31" West 165.68 feet to a No. 6 rebar on the North line of the S.W.1/4 of the N.E.1/4 of said Section 23;  
thence South 89° 41' 10" East 70.97 feet along said North line to a No. 6 rebar;

Continued

# WELL AGREEMENT

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Continued

thence South 21° 15' 31" East 143.55 feet to a No. 6 rebar;  
thence South 14° 22' 45" East 168.71 feet to a No. 6 rebar;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37° 38' 19" East 138.44 feet to a No. 6 rebar;  
thence South 60° 53' 54" East 113.50 feet to a No. 6 rebar;  
thence South 55° 59' 18" East 254.08 feet to a No. 6 rebar;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84° 16' 14" East 85.46 feet to a No. 6 rebar;  
thence North 44° 31' 45" East 36.23 feet to a No. 6 rebar;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76° 33' 02" East 395.47 feet to a No. 6 rebar;  
thence South 71° 25' 46" East 121.66 feet to a No. 6 rebar;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57° 57' 48" East 137.54 feet to a No. 6 rebar;  
thence South 44° 29' 56" East 319.89 feet to a No. 6 rebar;  
thence 233.20 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 49° 12' 05" East 232.94 feet to a No. 6 rebar;  
thence South 36° 05' 46" West 33.00 feet to a No. 6 rebar;  
thence South 53° 54' 14" East 342.48 feet to a No. 6 rebar;  
thence 114.41 feet on the arc of a curve to the right having a radius of 133.72 feet and a long chord bearing South 29° 59' 46" East 110.95 feet to a No. 6 rebar;  
thence South 06° 05' 15" East 146.02 feet to a No. 6 rebar;  
thence South 56° 05' 16" East 253.23 feet to a No. 6 rebar;  
thence South 33° 54' 44" West 25.00 feet to a No. 6 rebar;  
thence South 42° 58' 22" East 502.82 feet to a No. 6 rebar;  
thence South 04° 40' 47" East 386.84 feet to a No. 6 rebar;  
thence South 35° 05' 10" West 344.23 feet to a No. 6 rebar;  
thence South 86° 29' 34" West 513.02 feet to a No. 6 rebar marking the Southeast corner of the N.E. 1/4 of the S.E. 1/4 of said Section 23;  
thence North 89° 27' 39" West 137.11 feet along the South line of the N.E. 1/4 of the said S.E. 1/4 to a No. 6 rebar;  
thence North 27° 06' 14" West 1053.29 feet to a No. 6 rebar;  
thence North 46° 54' 23" East 814.27 feet to the point of beginning.



# WELL AGREEMENT

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ALSO EXCEPTING:

Part of the Southwest Quarter (S.W.1/4) of the Southeast Quarter (S.E.1/4) and the Southeast Quarter (S.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23), part of the Northwest Quarter (N.W.1/4) of the Northwest Quarter (N.W.1/4) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) of Section Twenty-five (25) and part of the Northwest Quarter (N.W.1/4) of the Northeast Quarter (N.E.1/4), the Northeast Quarter (N.E.1/4) of the Northeast Quarter (N.E.1/4) and the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) of Section Twenty-six (26), all in Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 26;  
thence South 89° 11' 50" East 1144.73 feet along the North line of said Section 26;  
thence South 38° 54' 09" West 305.17 feet to a No. 6 rebar marking the point of beginning;  
thence South 56° 09' 15" East 448.77 feet to a No. 6 rebar;  
thence South 00° 22' 11" West 825.46 feet to a 1" iron pipe;  
thence South 43° 17' 25" East 1181.38 feet to a 1" iron pipe;  
thence North 55° 32' 38" East 2225.17 feet to a No. 6 rebar;  
thence North 66° 42' 06" West 3126.02 feet to a No. 6 rebar;  
thence South 20° 16' 15" East 281.67 feet to a No. 6 rebar;  
thence South 38° 54' 09" West 380.12 feet to the point of beginning.

# WELL AGREEMENT

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## RIDER

A parcel of land located in the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4), the Southeast Quarter (S.E.1/4) of the Northeast Quarter (N.E.1/4) and the Northeast Quarter (N.E.1/4) of the Southeast Quarter (S.E.1/4) of Section Twenty-three (23) and the Southwest Quarter (S.W.1/4) of the Northwest Quarter (N.W.1/4) and the Northwest Quarter (N.W.1/4) of the Southwest Quarter (S.W.1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4<sup>th</sup> P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;  
thence North 89° 43' 27" West 190.06 feet along the East-West Quarter line of said Section 23;  
thence North 46° 54' 23" East 241.68 feet to a No. 6 rebar marking the point of beginning;  
thence North 53° 54' 14" West 254.13 feet to a No. 6 rebar;  
thence 244.04 feet on the arc of a curve to the right having a radius of 1486.72 feet and a long chord bearing North 49° 12' 05" West 243.76 feet to a No. 6 rebar;  
thence North 44° 29' 56" West 319.89 feet to a No. 6 rebar;  
thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57° 57' 48" West 106.81 feet to a No. 6 rebar;  
thence North 71° 25' 46" West 121.66 feet to a No. 6 rebar;  
thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76° 33' 02" West 325.48 feet to a No. 6 rebar;  
thence South 44° 31' 45" West 36.23 feet to a No. 6 rebar;  
thence 184.28 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 84° 16' 14" West 169.86 feet to a No. 6 rebar;  
thence North 55° 59' 18" West 251.25 feet to a No. 6 rebar;  
thence North 60° 53' 54" West 110.67 feet to a No. 6 rebar;  
thence 195.90 feet on the arc of a curve to the right having a radius of 241.28 feet and a long chord bearing North 37° 38' 19" West 190.56 feet to a No. 6 rebar;  
thence North 14° 22' 45" West 164.74 feet to a No. 6 rebar;  
thence North 21° 15' 31" West 165.68 feet to a No. 6 rebar on the North line of the S.W.1/4 of the N.E.1/4 of said Section 23;  
thence South 89° 41' 10" East 70.97 feet along said North line to a No. 6 rebar;

Continued

Page 1 of 2

## EXHIBIT B

# WELL AGREEMENT

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Continued

thence South 21° 15' 31" East 143.55 feet to a No. 6 rebar;  
thence South 14° 22' 45" East 168.71 feet to a No. 6 rebar;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37° 38' 19" East 138.44 feet to a No. 6 rebar;  
thence South 60° 53' 54" East 113.50 feet to a No. 6 rebar;  
thence South 55° 59' 18" East 254.08 feet to a No. 6 rebar;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84° 16' 14" East 85.46 feet to a No. 6 rebar;  
thence North 44° 31' 45" East 36.23 feet to a No. 6 rebar;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76° 33' 02" East 395.47 feet to a No. 6 rebar;  
thence South 71° 25' 46" East 121.66 feet to a No. 6 rebar;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57° 57' 48" East 137.54 feet to a No. 6 rebar;  
thence South 44° 29' 56" East 319.89 feet to a No. 6 rebar;  
thence 233.20 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 49° 12' 05" East 232.94 feet to a No. 6 rebar;  
thence South 36° 05' 46" West 33.00 feet to a No. 6 rebar;  
thence South 53° 54' 14" East 342.48 feet to a No. 6 rebar;  
thence 114.41 feet on the arc of a curve to the right having a radius of 133.72 feet and a long chord bearing South 29° 59' 46" East 110.95 feet to a No. 6 rebar;  
thence South 06° 05' 15" East 146.02 feet to a No. 6 rebar;  
thence South 56° 05' 16" East 253.23 feet to a No. 6 rebar;  
thence South 33° 54' 44" West 25.00 feet to a No. 6 rebar;  
thence South 42° 58' 22" East 502.82 feet to a No. 6 rebar;  
thence South 04° 40' 47" East 386.84 feet to a No. 6 rebar;  
thence South 35° 05' 10" West 344.23 feet to a No. 6 rebar;  
thence South 86° 29' 34" West 513.02 feet to a No. 6 rebar marking the Southeast corner of the N.E.1/4 of the S.E.1/4 of said Section 23;  
thence North 89° 27' 39" West 137.11 feet along the South line of the N.E.1/4 of the said S.E.1/4 to a No. 6 rebar;  
thence North 27° 06' 14" West 1053.29 feet to a No. 6 rebar;  
thence North 46° 54' 23" East 814.27 feet to the point of beginning.

Also including an easement for access from the North line of the above described parcel to the centerline of Rosendale Road, said easement being a part of the easement set forth in Warranty Deed to Clifford J. Wachter and Trudy L. Wachter recorded in Volume 1022 of Records, page 307.







**PRELIMINARY  
TITLE**

# PRELIMINARY TITLE



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

Issuing Agent: Tri-County Title Services, LLC  
Issuing Office: 15 W. Main Street, P.O. Box 631, Platteville, WI 53818  
Issuing Office's ALTA® Registry ID: 1089877  
Commitment No.: TC-11450  
Issuing Office File No.: TC-11450  
Property Address: WI

**The Information provided below is for informational purposes only**

Tax Key: 064-00289-0010, 064-00290-0010, 064-00297-0010, 064-00298-0010, 064-00305-0000,  
064-00306-0010, 064-00307-0010, 064-00308-0000, 064-00322-0000, 064-00336-0000,  
064-00352-0000 and 064-00353-0010

### SCHEDULE A

1. Commitment Date: September 7, 2023 at 04:00 PM
2. Policy to be issued:
  - a. ALTA Owners Policy (07/01/2021)  
Proposed Insured: **Qualified Purchaser To Be Determined**  
Proposed Amount of Insurance: \$15,000.00  
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
**Clifford J. Wachter and Trudy L. Wachter**
5. The Land is described as follows:  
  
SEE EXHIBIT "A" ATTACHED HERETO

*This page is only a part of a 2021 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.*

27C170B4800

ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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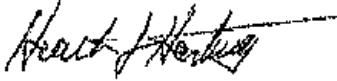


TC-11450

# PRELIMINARY TITLE

## SCHEDULE A (Continued)

FIDELITY NATIONAL TITLE INSURANCE COMPANY



Heath J. Hartwig  
Authorized Agent  
Tri-County Title Services, LLC  
15 W. Main Street  
Platteville, WI 53818  
PHONE: (608)348-5700 FAX: (608)348-5750  
tct@tricitytitleservices.com

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TC-11450

# PRELIMINARY TITLE



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

### SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. **PAYMENT TO THE COMPANY OF THE PREMIUMS, FEES AND CHARGES FOR THE POLICY.**
3. Proper instrument(s) creating the estate or interest to insured must be executed and duly filed for record, to wit:
  - a. Warranty Deed from Clifford J. Wachter and Trudy L. Wachter to Qualified Purchaser To Be Determined.  
  
If the Grantor(s) is an individual, the PROPOSED WARRANTY DEED should either designate the property as non-homestead, identify the Grantor(s) as unmarried or to be joined in by the Grantor(s) spouse.
4. The Proposed Policy Amount shown in Schedule A hereof must be increased in an amount equivalent to the full value of the subject premises before the policy will be issued. At such time additional charge will be made in conformity with established rates.
5. 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.

**END OF SCHEDULE B - SECTION I**

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27C170B4800

ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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TC-11450



# PRELIMINARY TITLE



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

### SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions 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 1 of Schedule B-II 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. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years.

**NOTE:** Exception 2 of Schedule B-II 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.

3. 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 insures the priority of the lien of the insured mortgage over any such lien, charge or fee.

**NOTE:** Exception 3 of Schedule B-II 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.

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

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

*This page is only a part of a 2021 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.*

27C170B4800

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TC-11450

# PRELIMINARY TITLE

## SCHEDULE B - PART II

(Continued)

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

**NOTE:** Exception 5 of Schedule B-II 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.

7. Easements or claims of easements not shown by the public records.

8. Any claim of adverse possession or prescriptive easement.

**NOTE:** Exceptions 6, 7, and 8 of Schedule B-II 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/NSPS 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 Land Surveyors on April 1, 1974. If the survey shows matters, which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters.

9. General taxes for the year 2023 and thereafter.

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.

11. Terms, conditions, limitations and restrictions upon any right in the easement described in Exhibit A, including but not limited to any obligation relating to the repair, maintenance, replacement or servicing of the easement.

12. RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE from Harry Glynn and Mary Glynn, his wife, and Hilda Glynn to Grant County Cooperative Rural Electric Association, its successors and assigns, by instrument dated June 10, 1938 and recorded in the Grant County Register of Deeds office September 26, 1940 in Volume 2 of Rural Electric Easements on Page 256 as Document No. 128017.

13. RIGHT OF WAY EASEMENT FOR RURAL ELECTRIC LINE from Thos. Glynn, a single man, to Grant County Cooperative Rural Electric Association, its successors and assigns, by instrument dated June 10, 1938 and recorded in the Grant County Register of Deeds office September 26, 1940 in Volume 2 of Rural Electric Easements on Page 257 as Document No. 128018.

14. RIGHT-OF-WAY AUTHORIZATION from Harold Fritz to Peoples Telephone Company, its successors and assigns, by instrument dated November 28, 1972 and recorded in the Grant County Register of Deeds office March 14, 1973 in Volume 485 of Records on Page 776 as Document No. 435522.

*This page is only a part of a 2021 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.*

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ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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TC-11450

# PRELIMINARY TITLE

## SCHEDULE B - PART II

(Continued)

15. RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE REAL ESTATE from Clifford J. Wachter and Trudy Wachter, husband and wife, to Jason Wachter and Karen Wachter, husband and wife, by instrument dated May 8, 2008 and recorded in the Grant County Register of Deeds office May 23, 2008 in Volume 1170 of Records on Page 206 as Document No. 707734.
16. Rights of Jason Wachter and Karen Wachter in "Use of Machine Shed" reserved in RIGHT OF FIRST REFUSAL AND OPTION TO PURCHASE REAL ESTATE from Clifford J. Wachter and Trudy Wachter, husband and wife, to Jason Wachter and Karen Wachter, husband and wife, by instrument dated May 8, 2008 and recorded in the Grant County Register of Deeds office May 23, 2008 in Volume 1170 of Records on Page 206 as Document No. 707734.
17. MANURE SPREADING EASEMENT from Clifford J. Wachter and Trudy J. Wachter to Jason P. Wachter and Karen Wachter by instrument dated May 8, 2008 and recorded in the Grant County Register of Deeds office May 23, 2008 in Volume 1170 of Records on Page 226 as Document No. 707735.
18. WELL AGREEMENT between Jason Wachter and Karen Wachter, husband and wife, and Clifford Wachter and Trudy Wachter, husband and wife by instrument dated May 8, 2008 and recorded in the Grant County Register of Deeds office May 23, 2008 in Volume 1170 of Records on Page 245 as Document No. 707736.
19. EASEMENT AGREEMENT from Jason P. Wachter and Karen Wachter to Clifford J. Wachter and Trudy L. Wachter by instrument dated May 8, 2008 and recorded in the Grant County Register of Deeds office May 23, 2008 in Volume 1170 of Records on Page 273 as Document No. 707738.
20. MORTGAGE from Clifford J. Wachter and Trudy L. Wachter, husband and wife, (also signed by Louis J. Wachter and Patricia R. Wachter) to Bank of Monticello by instrument dated April 28, 2004 and recorded in the Grant County Register of Deeds office May 4, 2004 in Volume 1022 of Records on Page 310 as Document No. 867114. AMENDMENT No. 1 TO MORTGAGE by instrument dated July 20, 2007 and recorded in the Grant County Register of Deeds office September 4, 2007 in Volume 1147 of Records on Page 148 as Document No. 701375.
21. MORTGAGE from Clifford J. Wachter, Spouse of Trudy L. Wachter, and Trudy L. Wachter, Spouse of Clifford J. Wachter, to Bank of Monticello in the originally stated amount of \_\_\_\_\_ by instrument dated February 9, 2006 and recorded in the Grant County Register of Deeds office February 9, 2006 in Volume 1091 of Records on Page 92 as Document No. 688020. AMENDMENT No. 1 TO MORTGAGE by instrument dated July 20, 2007 and recorded in the Grant County Register of Deeds office September 4, 2007 in Volume 1147 of Records on Page 153 as Document No. 701376.
22. REAL ESTATE SECURITY AGREEMENT from Clifford J. Wachter and Trudy L. Wachter to Bank of Monticello by instrument dated February 9, 2006 and recorded in the Grant County Register of Deeds office February 9, 2006 in Volume 1091 of Records on Page 117 as Document No. 688021. AMENDMENT No. 1 TO REAL ESTATE SECURITY AGREEMENT by instrument dated July 20, 2007 and recorded in the Grant County Register of Deeds office September 4, 2007 in Volume 1147 of Records on Page 158 as Document No. 701377.

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ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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TC-11450

# PRELIMINARY TITLE

## SCHEDULE B - PART II (Continued)

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Real Estate Taxes through the year 2022 are paid in full.

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ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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TC-11450



# PRELIMINARY TITLE



FIDELITY NATIONAL TITLE INSURANCE COMPANY

## EXHIBIT A

The Land is described as follows:

Part of the Northwest Quarter (N.W. 1/4), the Northeast Quarter (N.E. 1/4), Southwest Quarter (S.W. 1/4), and the Southeast Quarter (S.E. 1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West and the West Half (W. 1/2) of Section Twenty-four (24), Township Seven (7), Range Four (4) West and the Northwest Quarter (N.W. 1/4) of Section Twenty-five (25), Township Seven (7) North, Range Four (4) West and the Northeast Quarter (N.E. 1/4) of Section Twenty-six (26), Township Seven (7) North, Range Four (4) West, described as follows:

Commencing at the North Quarter (N. 1/4) corner of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4th P.M., Grant County, Wisconsin;

thence South 88°36'49" East 134.38 feet along the North line of said Section Twenty-three (23);

thence South 08°36'10" West 1341.26 feet to a 3/4" iron bar marking the point of beginning;

thence South 88°52'39" East 874.41 feet to a railroad spike;

thence South 20°37'58" East 172.82 feet to a railroad spike;

thence South 13°45'11" East 166.75 feet to a railroad spike;

thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly, having a radius of 208.28 feet and a long chord which bears South 37°00'46" East 164.45 feet to a railroad spike;

thence South 60°16'21" East 112.11 feet to a railroad spike;

thence South 55°21'44" East 252.67 feet to a railroad spike;

thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84°53'47" East 127.66 feet to a railroad spike;

thence North 45°09'18" East 36.23 feet to a railroad spike;

thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77°10'35" East 360.47 feet to a railroad spike;

thence South 70°48'08" East 121.66 feet to a railroad spike;

thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57°20'16" East 122.18 feet to a railroad spike;

thence South 43°52'23" East 319.89 feet to a railroad spike;

thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48°34'32" East 238.36 feet to a railroad spike;

thence South 53°16'41" East 342.48 feet to a railroad spike;

thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29°22'13" East 110.95 feet to a railroad spike;

thence South 05°27'45" East 146.02 feet to a railroad spike;

thence South 55°27'42" East 253.23 feet to a 3/4" iron bar;

thence North 85°02'36" East 311.26 feet to a 3/4" iron bar;

thence South 00°34'00" West 111.20 feet to a 3/4" iron bar;

thence South 42°41'00" West 89.04 feet to a 3/4" iron bar;

thence South 06°28'30" West 18.81 feet to a 3/4" iron bar;

thence South 55°34'32" East 167.44 feet to a 3/4" iron bar;

thence South 79°30'25" East 91.29 feet to a 3/4" iron bar;

thence North 02°50'18" West 155.23 feet to a 3/4" iron bar;

thence South 87°33'03" East 498.50 feet to a 3/4" iron bar;

thence South 00°07'08" West 3176.55 feet;

thence South 56°10'41" West 2225.17 feet to a 1" iron pipe;

thence North 42°41'34" West 1181.65 feet to a 1" iron pipe;

thence North 01°02'19" East 825.45 feet to a 3/4" iron bar;

thence North 55°30'01" West 592.17 feet to a 3/4" iron bar;

thence North 57°19'34" West 172.41 feet to a 3/4" iron bar;

thence North 15°34'30" East 259.06 feet to a 3/4" iron bar;

thence North 06°03'15" East 469.25 feet to a 3/4" iron bar;

thence North 28°38'44" East 93.08 feet to a 3/4" iron bar;

# PRELIMINARY TITLE

## EXHIBIT A (Continued)

thence North 73°54'35" West 74.77 feet to a 3/4" iron bar;  
thence South 45°28'27" West 141.06 feet to a 3/4" iron bar;  
thence South 84°59'53" West 339.15 feet to a 3/4" iron bar;  
thence North 00°57'59" West 87.06 feet to a 3/4" iron bar;  
thence North 30°31'31" East 237.47 feet to a 3/4" iron bar;  
thence North 65°39'10" East 259.95 feet to a 3/4" iron bar;  
thence North 32°04'46" East 59.12 feet to a 3/4" iron bar;  
thence North 17°49'33" West 221.70 feet to a 3/4" iron bar;  
thence South 66°45'38" West 128.26 feet to a 3/4" iron bar;  
thence South 51°47'37" West 180.22 feet to a 3/4" iron bar;  
thence North 54°38'01" West 100.44 feet to a 3/4" iron bar;  
thence North 12°55'19" West 240.90 feet to a 3/4" iron bar;  
thence North 62°24'13" East 157.82 feet to a 3/4" iron bar;  
thence North 08°53'20" West 133.66 feet to a 3/4" iron bar;  
thence North 23°24'46" West 66.10 feet to a 3/4" iron bar;  
thence South 69°05'54" West 109.84 feet to a 3/4" iron bar;  
thence North 11°20'50" West 158.83 feet to a 3/4" iron bar;  
thence South 78°03'09" West 274.48 feet to a 3/4" iron bar;  
thence South 15°52'47" West 270.33 feet to a 3/4" iron bar;  
thence North 85°33'02" West 214.39 feet to a 3/4" iron bar;  
thence South 59°55'19" West 155.98 feet to a 3/4" iron bar;  
thence South 86°39'39" West 168.09 feet to a 3/4" iron bar;  
thence North 02°34'50" East 192.18 feet to a 3/4" iron bar;  
thence North 40°17'04" East 419.79 feet to a 3/4" iron bar;  
thence North 77°50'31" East 119.81 feet to a 3/4" iron bar;  
thence North 22°41'48" East 166.25 feet to a 3/4" iron bar;  
thence North 31°44'19" West 179.99 feet to a 3/4" iron bar;  
thence North 13°44'42" East 144.39 feet to a 3/4" iron bar;  
thence South 80°39'43" East 226.01 feet to a 3/4" iron bar;  
thence North 02°21'24" West 200.71 feet to a 3/4" iron bar;  
thence North 63°55'56" West 159.90 feet to a 3/4" iron bar;  
thence North 01°39'51" East 1054.45 feet to a 3/4" iron bar;  
thence North 45°54'54" East 43.27 feet to a 3/4" iron bar;  
thence North 08°36'10" East 301.80 feet to the point of beginning.

EXCEPT: Part of the Southwest Quarter (S.W. 1/4) of the Southeast Quarter (S.E. 1/4) and the Southeast Quarter (S.E. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Twenty-three (23), part of the Northwest Quarter (N.W. 1/4) of the Northwest Quarter (N.W. 1/4) and the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) of Section Twenty-five (25) and part of the Northwest Quarter (N.W. 1/4) of the Northeast Quarter (N.E. 1/4), the Northeast Quarter (N.E. 1/4) of the Northeast Quarter (N.E. 1/4) and the Southeast Quarter (S.E. 1/4) of the Northeast Quarter (N.E. 1/4) of Section Twenty-six (26), all in Township Seven (7) North, Range Four (4) West of the 4th P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section 26;  
thence South 89°11'50" East 1144.73 feet along the North line of said Section 26;  
thence South 38°54'09" West 305.17 feet to a No. 6 rebar marking the point of beginning;  
thence South 56°09'15" East 448.77 feet to a No. 6 rebar;  
thence South 00°22'11" West 825.46 feet to a 1" iron pipe;  
thence South 43°17'25" East 1181.38 feet to a 1" iron pipe;  
thence North 55°32'38" East 2225.17 feet to a No. 6 rebar;  
thence North 66°42'06" West 3126.02 feet to a No. 6 rebar;  
thence South 20°16'15" East 281.67 feet to a No. 6 rebar;  
thence South 38°54'09" West 380.12 feet to the point of beginning.

ALSO EXCEPT: Part of the Southeast Quarter (S.E. 1/4) of the Northwest Quarter (N.W. 1/4), the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4), the Southeast Quarter (S.E. 1/4) of the Northeast Quarter (N.E. 1/4), the Northwest Quarter (N.W. 1/4) of the Southeast Quarter (S.E. 1/4) and the Northeast Quarter (N.E. 1/4)

# PRELIMINARY TITLE

## EXHIBIT A

(Continued)

of the Southeast Quarter (S.E. 1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4th P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the North Quarter corner of said Section;

thence South 00°28'46" East 1330.98 feet to the Northwest corner of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) and the point of beginning;

thence South 89°41'10" East 778.35 feet along the North line of the Southwest Quarter (S.W. 1/4) of said Northeast Quarter (N.E. 1/4);

thence South 21°15'31" East 165.68 feet;

thence South 14°22'45" East 164.74 feet;

thence 195.90 feet on the arc of a curve to the left having a radius of 241.28 feet and a long chord bearing South 37°38'19" East 190.56 feet;

thence South 60°53'54" East 110.67 feet;

thence South 56°59'18" East 251.25 feet;

thence 111.12 feet on the arc of a curve to the left having a radius of 132.84 feet and a long chord bearing South 79°57'05" East 107.91 feet;

thence South 39°57'47" East 828.49 feet;

thence South 58°43'06" West 357.59 feet;

thence South 18°39'10" East 189.12 feet;

thence South 64°17'46" West 174.23 feet;

thence North 67°25'15" West 208.92 feet;

thence South 57°09'33" West 373.29 feet;

thence South 81°12'11" West 178.35 feet;

thence North 65°11'50" West 403.32 feet;

thence North 06°59'35" West 1440.87 feet;

thence South 88°41'52" West 266.27 feet;

thence North 88°32'04" West 186.25 feet to the East line of a previous survey by Larry Austin dated June 28, 2001 and a revised date of November 6, 2001;

thence North 45°18'03" East 43.23 feet along a line of said survey;

thence North 07°58'52" East 281.94 feet along a line of said survey to the North line of the Southeast Quarter (S.E. 1/4) of said Northwest Quarter (N.W. 1/4);

thence South 89°41'01" East 69.91 feet along the North line of the Southeast Quarter (S.E. 1/4) of said Northwest Quarter (N.W. 1/4) to the point of beginning.

ALSO EXCEPT: Part of the Southeast Quarter (S.E. 1/4) of the Northeast Quarter (N.E. 1/4) of Section Twenty-three (23) and part of the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) and the Northwest Quarter (N.W. 1/4) of the Southwest Quarter (S.W. 1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4th P.M., Grant County, Wisconsin, described as follows:

Commencing at the North Quarter (N. 1/4) corner of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4th P.M., Grant County, Wisconsin;

thence South 88°36'49" East 134.38 feet along the North line of said Section 23;

thence South 08°36'10" West 1341.26 feet to a 3/4" iron bar;

thence South 88°52'39" East 874.41 feet to a railroad spike;

thence South 20°37'58" East 172.82 feet to a railroad spike;

thence South 13°45'11" East 166.75 feet to a railroad spike;

thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37°00'46" East 164.45 feet to a railroad spike;

thence South 60°16'21" East 112.11 feet to a railroad spike;

thence South 55°21'44" East 252.67 feet to a railroad spike;

thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84°53'47" East 127.66 feet to a railroad spike;

thence North 45°09'18" East 36.23 feet to a railroad spike;

thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77°10'35" East 360.47 feet to a railroad spike;

thence South 70°48'08" East 121.66 feet to a railroad spike;

thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57°20'16" East 122.18 feet to a railroad spike;

# PRELIMINARY TITLE

## EXHIBIT A

(Continued)

thence South 43°52'23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48°34'32" East 238.36 feet marking the point of beginning;  
thence South 53°16'41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29°22'13" East 110.95 feet to a railroad spike;  
thence South 05°27'45" East 146.02 feet to a railroad spike;  
thence South 55°27'42" East 253.23 feet to a 3/4" iron bar;  
thence North 85°02'36" East 311.26 feet to a 3/4" iron bar;  
thence South 00°34'00" West 111.20 feet to a 3/4" iron bar;  
thence South 42°41'00" West 89.04 feet to a 3/4" iron bar;  
thence South 06°28'30" West 16.81 feet to a 3/4" iron bar;  
thence South 55°34'32" East 167.44 feet to a 3/4" iron bar;  
thence South 79°30'25" East 91.29 feet to a 3/4" iron bar;  
thence North 02°50'18" West 155.23 feet to a 3/4" iron bar;  
thence North along a line parallel to the Section line 713.25 feet;  
thence West along a line parallel to the Section line 1018.75 feet to the point of beginning.

### ALSO EXCEPT:

Part of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) and part of the Southeast Quarter (S.E. 1/4) of the Northeast Quarter (N.E. 1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4th P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;

thence North 00°22'47" West 1329.21 feet along the East line of said Section;  
thence North 89°41'10" West 650.40 feet along the North line of the South Half (S. 1/2) of the Northeast Quarter (N.E. 1/4) of said Section 23, being the point of beginning;  
thence North 89°41'10" West 1136.67 feet to a point on the Easterly side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;  
thence South 21°15'31" East 143.55 feet along said easement;  
thence South 14°22'45" East 168.71 feet along said easement;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37°38'19" East 138.44 feet along said easement;  
thence South 60°53'54" East 113.50 feet along said easement;  
thence South 55°59'18" East 254.08 feet along said easement;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84°16'14" East 85.46 feet along said easement;  
thence North 44°31'45" East 36.23 feet along said easement;  
thence 416.63 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76°33'02" East 395.47 feet along said easement;  
thence South 71°25'46" East 121.66 feet along said easement;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57°57'48" East 137.54 feet along said easement;  
thence South 44°29'56" East 319.89 feet along said easement;  
thence 48.14 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 45°28'11" East 48.14 feet along said easement;  
thence North 62°18'52" East 108.70 feet;  
thence North 28°36'20" West 905.21 feet to the point of beginning.

ALSO EXCEPT: Part of the Southeast Quarter (S.E. 1/4) of the Northeast Quarter (N.E. 1/4) and part of the Northeast Quarter (N.E. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4th P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;

thence North 89°43'27" West 561.13 feet along the East-West Quarter line of said Section 23 to the point of beginning;  
thence North 39°39'35" West 202.11 feet;  
thence North 16°03'50" West 293.57 feet;



# PRELIMINARY TITLE

## EXHIBIT A

(Continued)

thence North 10°06'12" West 105.19 feet;  
thence North 59°11'43" East 111.43 feet;  
thence South 81°55'33" East 44.55 feet;  
thence South 57°45'52" East 141.04 feet;  
thence South 70°42'43" East 134.80 feet to a point on the Westerly side of an existing 66 foot wide ingress-egress easement recorded in Volume 1068, Page 42, Grant County Registry;  
thence North 44°29'56" West 319.89 feet along said easement;  
thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57°57'48" West 106.81 feet along said easement;  
thence North 71°25'46" West 121.66 feet along said easement;  
thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76°33'02" West 325.48 feet along said easement;  
thence South 44°31'45" West 36.23 feet along said easement;  
thence 73.16 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 60°18'26" West 72.24 feet along said easement to a corner of Tract 2 of a survey by Larry Austin dated December 30, 2004;  
thence South 39°57'47" East 828.49 feet along the East line of said Tract 2;  
thence South 58°43'06" West 86.78 feet along the East line of said Tract 2;  
thence South 57°00'23" East 102.91 feet;  
thence South 20°24'27" East 126.66 feet;  
thence South 85°59'59" East 80.61 feet;  
thence North 55°54'25" East 88.69 feet;  
thence North 12°18'06" West 102.11 feet;  
thence North 39°39'35" West 88.05 feet to the point of beginning.

ALSO EXCEPT: A parcel of land located in the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4), the Southeast Quarter (S.E. 1/4) of the Northeast Quarter (N.E. 1/4) and the Northeast Quarter (N.E. 1/4) of the Southeast Quarter (S.E. 1/4) of Section Twenty-three (23) and the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) and the Northwest Quarter (N.W. 1/4) of the Southwest Quarter (S.W. 1/4) of Section Twenty-four (24), Township Seven (7) North, Range Four (4) West of the 4th P.M., Woodman Township, Grant County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 23;  
thence North 89°43'27" West 190.06 feet along the East-West Quarter line of said Section 23;  
thence North 46°54'23" East 241.68 feet to a No. 6 rebar marking the point of beginning;  
thence North 53°54'14" West 254.13 feet to a No. 6 rebar;  
thence 244.04 feet on the arc of a curve to the right having a radius of 1486.72 feet and a long chord bearing North 49°12'05" West 243.76 feet to a No. 6 rebar;  
thence North 44°29'56" West 319.89 feet to a No. 6 rebar;  
thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57°57'48" West 106.81 feet to a No. 6 rebar;  
thence North 71°25'46" West 121.66 feet to a No. 6 rebar;  
thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76°33'02" West 325.48 feet to a No. 6 rebar;  
thence South 44°31'45" West 36.23 feet to a No. 6 rebar;  
thence 184.28 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 84°16'14" West 169.86 feet to a No. 6 rebar;  
thence North 55°59'18" West 251.25 feet to a No. 6 rebar;  
thence North 60°53'54" West 110.67 feet to a No. 6 rebar;  
thence 195.90 feet on the arc of a curve to the right having a radius of 241.28 feet and a long chord bearing North 37°38'19" West 190.56 feet to a No. 6 rebar;  
thence North 14°22'45" West 164.74 feet to a No. 6 rebar;  
thence North 21°15'31" West 165.68 feet to a No. 6 rebar on the North line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 23;  
thence South 89°41'10" East 70.97 feet along said North line to a No. 6 rebar;  
thence South 21°15'31" East 143.55 feet to a No. 6 rebar;  
thence South 14°22'45" East 168.71 feet to a No. 6 rebar;

# PRELIMINARY TITLE

## EXHIBIT A

(Continued)

thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37°38'19" East 138.44 feet to a No. 6 rebar;  
thence South 60°53'54" East 113.50 feet to a No. 6 rebar;  
thence South 55°59'18" East 254.08 feet to a No. 6 rebar;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84°16'14" East 85.46 feet to a No. 6 rebar;  
thence North 44°31'45" East 36.23 feet to a No. 6 rebar;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76°33'02" East 395.47 feet to a No. 6 rebar;  
thence South 71°25'46" East 121.66 feet to a No. 6 rebar;  
thence 136.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57°57'48" East 137.54 feet to a No. 6 rebar;  
thence South 44°29'56" East 319.89 feet to a No. 6 rebar;  
thence 233.20 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 49°12'05" East 232.94 feet to a No. 6 rebar;  
thence South 36°05'46" West 33.00 feet to a No. 6 rebar;  
thence South 53°54'14" East 342.48 feet to a No. 6 rebar;  
thence 114.41 feet on the arc of a curve to the right having a radius of 133.72 feet and a long chord bearing South 29°59'46" East 110.95 feet to a No. 6 rebar;  
thence South 06°05'16" East 146.02 feet to a No. 6 rebar;  
thence South 06°05'16" East 253.23 feet to a No. 6 rebar;  
thence South 33°54'44" West 25.00 feet to a No. 6 rebar;  
thence South 42°58'22" East 502.82 feet to a No. 6 rebar;  
thence South 04°40'47" East 386.84 feet to a No. 6 rebar;  
thence South 35°05'10" West 344.23 feet to a No. 6 rebar;  
thence South 86°29'34" West 513.02 feet to a No. 6 rebar marking the Southeast corner of the Northeast Quarter (N.E. 1/4) of the Southeast Quarter (S.E. 1/4) of said Section 23;  
thence North 89°27'39" West 137.11 feet along the South line of the Northeast Quarter (N.E. 1/4) of the said Southeast Quarter (S.E. 1/4) to a No. 6 rebar;  
thence North 27°06'14" West 1053.29 feet to a No. 6 rebar;  
thence North 46°54'23" East 814.27 feet to the point of beginning.

Including a non-exclusive easement for ingress and egress described as follows:

Being located in the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) and the Southeast Quarter (S.E. 1/4) of the Northeast Quarter (N.E. 1/4) of Section Twenty-three (23) and the Southwest Quarter (S.W. 1/4) of the Northwest Quarter (N.W. 1/4) and the Northwest Quarter (N.W. 1/4) of the Southwest Quarter (S.W. 1/4) of Section Twenty-four (24), Town Seven (7) North, Range Four (4) West of the 4th P.M., Woodman Township, Grant County, Wisconsin, said easement being described as follows:

Commencing at the East Quarter (E. 1/4) corner of said Section Twenty-three (23);

thence North 89°43'27" West 190.06 feet along the East-West Quarter (E-W. 1/4) line of said Section Twenty-three (23);

thence North 46°54'23" East 241.68 feet to a No. 6 rebar marking the point of beginning;

thence North 53°54'14" West 254.13 feet to a No. 6 rebar;

thence 244.04 feet on the arc of a curve to the right having a radius of 1466.72 feet and a long chord bearing North 49°12'05" West 243.76 feet to a No. 6 rebar;

thence North 44°29'56" West 319.89 feet to a No. 6 rebar;

thence 107.80 feet on the arc of a curve to the left having a radius of 229.36 feet and a long chord bearing North 57°57'48" West 106.81 feet to a No. 6 rebar;

thence North 71°25'46" West 121.66 feet to a No. 6 rebar;

thence 343.06 feet on the arc of a curve to the left having a radius of 306.92 feet and a long chord bearing South 76°33'02" West 325.48 feet to a No. 6 rebar;

thence South 44°31'45" West 36.23 feet to a No. 6 rebar;

thence 184.28 feet on the arc of a curve to the right having a radius of 132.84 feet and a long chord bearing South 84°16'14" West 169.86 feet to a No. 6 rebar;

thence North 55°59'18" West 251.25 feet to a No. 6 rebar;

thence North 60°53'54" West 110.67 feet to a No. 6 rebar;

# PRELIMINARY TITLE

## EXHIBIT A

(Continued)

thence 195.90 feet on the arc of a curve to the right having a radius of 241.28 feet and a long chord bearing North 37°38'19" West 190.56 feet to a No. 6 rebar;  
thence North 14°22'45" West 164.74 feet to a No. 6 rebar;  
thence North 21°15'31" West 165.66 feet to a No. 6 rebar on the North line of the Southwest Quarter (S.W.1/4) of the Northeast Quarter (N.E.1/4) of said Section Twenty-three (23);  
thence South 89°41'10" East 70.97 feet along said North line to a No. 6 rebar;  
thence South 21°15'31" East 143.55 feet to a No. 6 rebar;  
thence South 14°22'45" East 168.71 feet to a No. 6 rebar;  
thence 142.31 feet on the arc of a curve to the left having a radius of 175.28 feet and a long chord bearing South 37°38'19" East 138.44 feet to a No. 6 rebar;  
thence South 60°53'54" East 113.50 feet to a No. 6 rebar;  
thence South 55°59'18" East 254.08 feet to a No. 6 rebar;  
thence 92.72 feet on the arc of a curve to the left having a radius of 66.84 feet and a long chord bearing North 84°16'14" East 85.46 feet to a No. 6 rebar;  
thence North 44°31'45" East 36.23 feet to a No. 6 rebar;  
thence 416.83 feet on the arc of a curve to the right having a radius of 372.92 feet and a long chord bearing North 76°33'02" East 395.47 feet to a No. 6 rebar;  
thence South 71°25'46" East 121.66 feet to a No. 6 rebar;  
thence 138.82 feet on the arc of a curve to the right having a radius of 295.36 feet and a long chord bearing South 57°57'48" East 137.54 feet to a No. 6 rebar;  
thence South 44°29'56" East 319.89 feet to a No. 6 rebar;  
thence 233.20 feet on the arc of a curve to the left having a radius of 1420.72 feet and a long chord bearing South 49°12'05" East 232.94 feet to a No. 6 rebar;  
thence South 53°54'14" East 342.13 feet;  
thence 142.64 feet on the arc of a curve to the right having a radius of 166.72 feet and a long chord bearing South 29°59'46" East 138.33 feet;  
thence South 06°05'15" East 173.36 feet;  
thence South 56°05'16" East 210.16 feet to a No. 6 rebar;  
thence South 33°54'44" West 25.00 feet;  
thence South 42°58'22" East 180.69 feet;  
thence North 56°05'16" West 416.91 feet;  
thence North 06°05'15" West 204.83 feet;  
thence 86.17 feet on the arc of a curve to the left having a radius of 100.72 feet and a long chord bearing North 29°59'46" West 83.57 feet;  
thence North 53°54'14" West 88.70 feet to the point of beginning.

Also including a 66' wide ingress-egress easement, the centerline being described as follows:

Commencing at the North Quarter (N.1/4) corner of Section Twenty-three (23), Township Seven (7) North, Range Four (4) West of the 4th P.M., Grant County, Wisconsin;  
thence South 88°36'49" East 134.38 feet along the North line of said Section 23;  
thence South 08°36'10" West 1341.26 feet to a 3/4" iron bar;  
thence South 88°52'39" East 874.41 feet to a railroad spike;  
thence North 10°27'02" West 36.21 feet to a point in the centerline of Rosendale Road, said point being the point of beginning;  
thence South 10°27'02" East 36.21 feet to a railroad spike;  
thence South 20°37'58" East 172.82 feet to a railroad spike;  
thence South 13°45'11" East 166.75 feet to a railroad spike;  
thence Southeasterly 169.05 feet on the arc of a curve concave Northeasterly having a radius of 208.28 feet and a long chord which bears South 37°00'46" East 164.45 feet to a railroad spike;  
thence South 60°16'21" East 112.11 feet to a railroad spike;  
thence South 55°21'44" East 252.67 feet to a railroad spike;  
thence Easterly 138.50 feet on the arc of a curve concave Northerly having a radius of 99.84 feet and a long chord which bears North 84°53'47" East 127.66 feet to a railroad spike;  
thence North 45°09'18" East 36.23 feet to a railroad spike;  
thence Easterly 379.94 feet on the arc of a curve concave Southerly having a radius of 339.92 feet and a long chord which bears North 77°10'35" East 360.47 feet to a railroad spike;

# PRELIMINARY TITLE

## EXHIBIT A

(Continued)

thence South 70°48'08" East 121.66 feet to a railroad spike;  
thence Southeasterly 123.31 feet on the arc of a curve concave Southwesterly having a radius of 262.36 feet and a long chord which bears South 57°20'16" East 122.18 feet to a railroad spike;  
thence South 43°52'23" East 319.89 feet to a railroad spike;  
thence Southeasterly 238.62 feet on the arc of a curve concave Northeasterly having a radius of 1453.72 feet and a long chord which bears South 48°34'32" East 238.36 feet;  
thence South 53°16'41" East 342.48 feet to a railroad spike;  
thence Southeasterly 114.40 feet on the arc of a curve concave Southwesterly having a radius of 133.72 feet and a long chord which bears South 29°22'13" East 110.95 feet to a railroad spike;  
thence South 05°27'45" East 146.02 feet to a railroad spike at the terminus point.



# PRELIMINARY TITLE



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

### ALTA COMMITMENT FOR TITLE INSURANCE

issued by  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

### NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

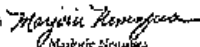
### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

*Fidelity National Title Insurance Company*

By:   
Michael J. Rubin  
President

ATTEST:   
Marjorie Strunk  
Secretary

*This page is only a part of a 2021 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.*

27C170B4900

ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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TC-11450

# PRELIMINARY TITLE

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be Issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

*This page is only a part of a 2021 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.*

27C170B4800

ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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TC-11450

# PRELIMINARY TITLE

## 5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

## 6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

## 7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

## 8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

*This page is only a part of a 2021 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.*

27C170B4800

ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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TC-11450

# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:12 AM

Page 1 Of 1

Parcel #: 064-00289-0010 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

Tax Address: CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

Districts: SC = School, SP = Special  
 Type Dist # Description  
 SC 0609 BOSCOBEL SCHOOL DIST  
 Property Address(es): \* = Primary

Abbreviated Description: Acres: 7.720  
 (See recorded documents for a complete legal description.)  
 SEC.23-T7N-R4W SW1/4 NE1/4 S OF N BDY OF  
 RD EXC 64-289-20 & 289-30

Plat: \* = Primary Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:  
 \* 0000-0000 23-07N-04W SW NE SURVEY Z/34

Tax Bill #:	336190	Net Mill Rate	0.016214525	Installments	
Land Value	1,900	Gross Tax	34.52	End Date	Total
Improve Value	0	School Credit	3.72	1 01/31/2023	30.80
Total Value	1,900	Total	30.80	2 07/31/2023	0.00
Ratio	0.7527	First Dollar Credit	0.00		
Fair Mkt Value	2,500	Lottery Credit 0 Claims	0.00		
		Net Tax	30.80		

	Amt Due	Amt Paid	Balance
Net Tax	30.80	30.80	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	30.80	30.80	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336190	T	30.80

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



# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:12 AM

Page 1 Of 1

Parcel #: 084-00290-0010 084 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

Tax Address: CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

Districts: SC = School, SP = Special  
 Type Dist # Description Property Address(es): \* = Primary  
 SC 0809 BOSCOBEL SCHOOL DIST

Abbreviated Description: Acres: 9.020  
 (See recorded documents for a complete legal description.)  
 SEC.23-T7N-R4W SE1/4 NE1/4 S OF N BDY OF  
 RD EXC 64-289-20 & 289-30

Plat: \* = Primary Tract: (S-T-R 40/4 160/4 GL) Block/Condo Bldg:  
 \* 0000-0000 23-07N-04W SE NE

Tax Bill #:	336194	Net Mill Rate	0.016214525	Installments		Total
Land Value	2,600	Gross Tax	47.24	End Date		42.15
Improve Value	0	School Credit	5.09	1 01/31/2023		
Total Value	2,600	Total	42.15	2 07/31/2023		0.00
Ratio	0.7527	First Dollar Credit	0.00			
Fair Mkt Value	3,500	Lottery Credit 0 Claims	0.00			
		Net Tax	42.15			

	Amt Due	Amt Paid	Balance
Net Tax	42.15	42.15	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	42.15	42.15	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336194	T	42.15

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

# PRELIMINARY TITLE

## 9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

## 10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

## 11. ARBITRATION - INTENTIONALLY DELETED

*This page is only a part of a 2021 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.*

27C170B4800

ALTA Commitment for Title Insurance (7-1-21) w-WI Mod

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TC-11450

# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:13 AM

Page 1 Of 2

Parcel #: 064-00297-0010 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

**Tax Address:**  
 CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**Owner(s):** O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

**Districts:** SC = School, SP = Special  
**Type Dist # Description**  
 SC 0609 BOSCOBEL SCHOOL DIST

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

**Abbreviated Description:** Acres: 3.947  
 (See recorded documents for a complete legal description.)  
 SEC.23-T7N-R4W PRT SE1/4 NW1/4 DESC; COM  
 N 1/4 COR SEC 23; S88D38M E134 .38';  
 S8D38M W1341.26' TO POB; S88D52M  
 E874.41'; S20D 37M E172.82'; S13D45M  
 E166.75'; S37D E164.45'; S60D16M  
 E112.11'; S55D21M E252.67'; N64D53M  
 E127.66'; N45D9M E36 .23'; N77D10M

**Plat:** \* = Primary  
 \* 0000-0000  
 0000-0000

**Tract:** (S-T-R 40% 180% GL)  
 23-07N-04W NE SW  
 23-07N-04W SE NW

**Block/Condo Bldg:**  
 SURVEY Z/34  
 SURVEY Z/34

Tax Bill #:	336207	Net Mill Rate	0.016214525	Installments		
		Gross Tax		12.73		
		School Credit		1.37		
		Total		11.36	1	01/31/2023
Land Value	700	First Dollar Credit		0.00	2	07/31/2023
Improve Value	0	Lottery Credit	0 Claims	0.00		
Total Value	700	Net Tax		11.36		
Ratio	0.7527					
Fair Mkt Value	900					

	Amt Due	Amt Paid	Balance
Net Tax	11.36	11.36	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	11.36	11.36	0.00

**Payment History:** (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336207	T	11.36

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

# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:13 AM

Page 1 Of 1

Parcel #: 064-00298-0010 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

**Tax Address:**  
 CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**Owner(s):** O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

**Districts:** SC = School, SP = Special  
**Type Dist # Description**  
 SC 0809 BOSCOBEL SCHOOL DIST

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

**Abbreviated Description:** Acres: 9.100  
 (See recorded documents for a complete legal description.)  
 SEC.23-T7N-R4W PRT NE1/4 SW1/4 DESC IN  
 64- 297-10

Plat: \* = Primary Tract: (S-T-R 40% 180% GL) Block/Condo Bldg:  
 \* 0000-0000 23-07N-04W NE SW

Tax Bill #:	336209	Net Mill Rate	0.016214525	Installments		
		Gross Tax	29.08			
		School Credit	3.13			
		Total	25.95	1	01/31/2023	25.95
		First Dollar Credit	0.00	2	07/31/2023	0.00
		Lottery Credit	0.00			
		Net Tax	25.95			
Land Value	1,600					
Improve Value	0					
Total Value	1,600					
Ratio	0.7527					
Fair Mkt Value	2,100					

	Amt Due	Amt Paid	Balance
Net Tax	25.95	25.95	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	25.95	25.95	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336209	T	25.95

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



# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:14 AM

Page 1 Of 1

Parcel #: 064-00305-0000 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

Tax Address: CLIFFORD J & TRUDY L WACHTER  
 14584 RAIL HOLLOW RD  
 WOODMAN WI 53827  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

Districts: SC = School, SP = Special  
 Type Dist # Description  
 SC 0609 BOSCOBEL SCHOOL DIST  
 Property Address(es): \* = Primary

Abbreviated Description: Acres: 24.020  
 (See recorded documents for a complete legal description.)  
 SEC.23-T7N-R4W NE1/4 SE1/4 EXC 64-306-20  
 & 64-290-40 64-305-10

Plat: \* = Primary Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:  
 \* 0000-0000 23-07N-04W NE SE

Tax Bill #: 336219	Net Mill Rate 0.016214525	Installments	
	Gross Tax 94.48	End Date	Total
Land Value 5,200	School Credit 10.17	1 01/31/2023	84.31
Improve Value 0	Total 84.31	2 07/31/2023	0.00
Total Value 5,200	First Dollar Credit 0.00		
Ratio 0.7527	Lottery Credit 0 Claims 0.00		
Fair Mrkt Value 6,900	Net Tax 84.31		

	Amt Due	Amt Paid	Balance
Net Tax	84.31	84.31	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	84.31	84.31	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336219	T	84.31

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

# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:14 AM

Page 1 Of 1

Parcel #: 064-00306-0010 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

Tax Address: CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

Districts: SC = School, SP = Special  
 Type Dist # Description  
 SC 0609 BOSCOBEL SCHOOL DIST  
 Property Address(es): \* = Primary

Abbreviated Description: Acres: 26.340  
 (See recorded documents for a complete legal description.)  
 SEC.23-T7N-R4W PRT NW1/4 SE1/4 DESC IN  
 289-10; EXC 84-306-20

Plat: \* = Primary Tract: (S-T-R 40% 100% GL) Block/Condo Bldg:  
 \* 0000-0000 23-07N-04W NW SE

Tax Bill #:	336222	Net Mill Rate	0.016214525	Installments	
		Gross Tax	109.03	End Date	Total
		School Credit	11.74	1 01/31/2023	97.29
		Total	97.29	2 07/31/2023	0.00
Land Value	6,000	First Dollar Credit	0.00		
Improve Value	0	Lottery Credit	0.00		
Total Value	6,000	Net Tax	97.29		
Ratio	0.7527				
Fair Mkt Value	8,000				

	Amt Due	Amt Paid	Balance
Net Tax	97.29	97.29	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	97.29	97.29	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336222	T	97.29

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

# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:15 AM

Page 1 Of 1

Parcel #: 064-00307-0010 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

**Tax Address:**  
 CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**Owner(s):** O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

**Districts:** SC = School, SP = Special  
**Type Dist # Description**  
 SC 0609 BOSCOBEL SCHOOL DIST

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

**Abbreviated Description:** Acres: 20.470  
 (See recorded documents for a complete legal description.)  
 SEC.23-T7N-R4W PRT SW1/4 SE1/4 DESC IN  
 64-297-10; EXC 64-307-20

**Plat:** \* = Primary **Tract:** (S-T-R 40% 100% GL) **Block/Condo Bldg:**  
 \* 0000-0000 23-07N-04W SW SE

Tax Bill #:	336225	Net Mill Rate	0.016214525	Installments		
		Gross Tax		81.78		
		School Credit		8.80		
		Total		72.98	1	01/31/2023
		First Dollar Credit		0.00	2	07/31/2023
		Lottery Credit	0 Claims	0.00		
		Net Tax		72.98		
Land Value	4,500					
Improve Value	0					
Total Value	4,500					
Ratio	0.7527					
Fair Mrkt Value	6,000					

	Amt Due	Amt Paid	Balance
Net Tax	72.98	72.98	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
<b>TOTAL</b>	<b>72.98</b>	<b>72.98</b>	<b>0.00</b>

**Payment History:** (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336225	T	72.98

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

# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:15 AM

Page 1 Of 1

Parcel #: 064-00308-0000 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

**Tax Address:**  
 CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827

**Owner(s):** O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

**Districts:** SC = School, SP = Special  
**Type Dist # Description**  
 SC 0809 BOSCOBEL SCHOOL DIST

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

**Abbreviated Description:** Acres: 38.800  
 (See recorded documents for a complete legal description.)  
 SEC.23-T7N-R4W SE1/4 SE1/4 EXC 64-307-20  
 (534/451,620/31,673/922)

**Plat:** \* = Primary **Tract:** (S-T-R 10% 100% GL) **Block/Condo Bldg:**  
 \* 0000-0000 23-07N-04W SE SE

Tax Bill #:	336227	Net Mill Rate	0.016214525	Installments		Total
		Gross Tax	70.86			
		School Credit	7.83			
		Total	63.23	1	01/31/2023	63.23
Land Value	3,900	First Dollar Credit	0.00	2	07/31/2023	0.00
Improve Value	0	Lottery Credit	0.00			
Total Value	3,900	Net Tax	63.23			
Ratio	0.7527					
Fair Mrkt Value	5,200					

	Amt Due	Amt Paid	Balance
Net Tax	63.23	63.23	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
<b>TOTAL</b>	<b>63.23</b>	<b>63.23</b>	<b>0.00</b>

**Payment History:** (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336227	T	63.23

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



# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:16 AM

Page 1 Of 1

Parcel #: 064-00322-0000 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

Tax Address: CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

Districts: SC = School, SP = Special  
 Type Dist # Description Property Address(es): \* = Primary  
 SC 0609 BOSCOBEL SCHOOL DIST

Abbreviated Description: Acres: 40.000  
 (See recorded document(s) for a complete legal description.)  
 SEC 24-T7N-R4W SW1/4 SW1/4  
 (534/451,520/31,673/922)

Plat: \* = Primary Tract: (S-T-R 40% \* 60% GL) Block/Condo Bldg:  
 \* 0000-0000 24-07N-04W SW SW

Tax Bill #:	336247	Net Mill Rate	0.016214525	Installments		
		Gross Tax	145.37			
		School Credit	15.66			
		Total	129.72	1	01/31/2023	64.86
Land Value	8,000	First Dollar Credit	0.00	2	07/31/2023	64.86
Improve Value	0	Lottery Credit	0.00			
Total Value	8,000	Net Tax	129.72			
Ratio	0.7527					
Fair Mrkt Value	10,600					

	Amt Due	Amt Paid	Balance
Net Tax	129.72	129.72	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
<b>TOTAL</b>	<b>129.72</b>	<b>129.72</b>	<b>0.00</b>

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336247	T	64.86
08/02/2023	12062	T	64.86

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

# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:16 AM

Page 1 Of 1

Parcel #: 064-00336-0000 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

Tax Address: CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

Districts: SC = School, SP = Special  
 Type Dist # Description  
 SC 0609 BOSCOBEL SCHOOL DIST  
 Property Address(es): \* = Primary

Abbreviated Description: Acres: 20.000  
 (See recorded documents for a complete legal description.)  
 SEC.25-T7N-R4W NW1/4 NW1/4 N OF REF LN  
 DESC IN 64-357-10 EXC 64-337

Plat: \* = Primary Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:  
 \* 0000-0000 25-07N-04W NW NW SURVEY Z/34

Tax Bill #:	336262	Net Mill Rate	0.016214525	Installments		
		Gross Tax	78.14			
		School Credit	8.41			
		Total	69.73	1	01/31/2023	69.73
Land Value	4,300	First Dollar Credit	0.00	2	07/31/2023	0.00
Improve Value	0	Lottery Credit	0.00			
Total Value	4,300	Net Tax	69.73			
Ratio	0.7527					
Fair Mkt Value	5,700					

	Amt Due	Amt Paid	Balance
Net Tax	69.73	69.73	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest	0.00	0.00	0.00
Spec. Tax Interest	0.00	0.00	0.00
Prop. Tax Penalty	0.00	0.00	0.00
Spec. Tax Penalty	0.00	0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	69.73	69.73	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336262	T	69.73

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

# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

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Page 1 Of 1

Parcel #: 064-00352-0000 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

Tax Address: CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

Districts: SC = School, SP = Special  
 Type Dist # Description  
 SC 0809 BOSCOBEL SCHOOL DIST  
 Property Address(es): \* = Primary

Abbreviated Description: Acres: 3.100  
 (See recorded documents for a complete legal description.)  
 SEC.26-T7N-R4W NE1/4 NE1/4 EXC 64-352-10  
 (534/451,673/922)

Plat: \* = Primary Tract: (S-T-R 40% 160% GL) Black/Condo Bldg:  
 \* 0000-0000 26-07N-04W NE NE SURVEY Z/34

Tax Bill #:	336281	Net Mill Rate	0.016214525	Installments		Total
		Gross Tax		14.53		
		School Credit		1.57		
Land Value	800	Total		12.96	1 01/31/2023	12.96
Improve Value	0	First Dollar Credit		0.00	2 07/31/2023	0.00
Total Value	800	Lottery Credit 0 Claims		0.00		
Ratio	0.7527	Net Tax		12.96		
Fair Mrkt Value	1,100					

	Amt Due	Amt Paid	Balance
Net Tax	12.96	12.96	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	12.96	12.96	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336281	T	12.96

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

# PRELIMINARY TITLE

## 2022 Real Estate Tax Summary

08/17/2023 08:17 AM

Page 1 Of 1

Parcel #: 064-00353-0010 064 - TOWN OF WOODMAN  
 Alt. Parcel #: GRANT COUNTY, WISCONSIN

Tax Address: CLIFFORD J & TRUDY L WACHTER  
 14594 RAIL HOLLOW RD  
 WOODMAN WI 53827  
 Owner(s): O = Current Owner, C = Current Co-Owner  
 O - WACHTER, CLIFFORD J & TRUDY L

Districts: SC = School, SP = Special  
 Type Dist # Description  
 SC 0609 BOSCOBEL SCHOOL DIST  
 Property Address(es): \* = Primary

Abbreviated Description: Acres: 0.800  
 (See recorded documents for a complete legal description.)  
 SEC.26-T7N-R4W PRT NW1/4 NE1/4 DESC IN  
 64-297-10 EXC 64-362-10

Plat: \* = Primary Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:  
 \* 0000-0000 26-07N-04W NW NE

Tax Bill #:	336284	Net Mill Rate	0.016214525	Installments		
		Gross Tax		3.64		
		School Credit		0.39		
		Total		3.25	1	01/31/2023 3.25
		First Dollar Credit		0.00	2	07/31/2023 0.00
		Lottery Credit	0 Claims	0.00		
		Net Tax		3.25		
Land Value	200					
Improve Value	0					
Total Value	200					
Ratio	0.7527					
Fair Mrkt Value	300					

	Amt Due	Amt Paid	Balance
Net Tax	3.25	3.25	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	3.25	3.25	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2023	336284	T	3.25

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



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