

Document Number

AFFIDAVIT

903962

REGISTER OF DEEDS
WOOD COUNTY
RECORDED ON

07-19-2002 11:37 AM

RENE' L KRAUSE
REGISTER OF DEEDS

Rene L. Krause

REC. FEE 13.00
TRAN. FEE:
PAGES: 2

dsk

Legal Description of the Property:

Part of the N1/2 SW1/4 Section 30, T23N, R5E, as follows:
Commencing at angle No. 1 in the center of the highway, 2
chains and 6 links South of quarter post on the West line of
said section; running thence South on said line 33 1/2 rods to
the line of the Lutheran cemetery, thence East along said line
33 rods, thence North to the center highway 15 1/2 rods,
thence Northwesterly along the center of said highway 33
rods to the place of beginning, excepting therefrom, however,
those parts thereof as are described in and conveyed by the
deed recorded in Vol. 252 of Deeds, page 173 and by deed
recorded in Vol. 247 of Misc. Records, page 279, and by deed
recorded in Vol. 260 of Deeds, page 175, Wood County
Records.

Recording Area

Name and Return Address:
Thomas J. Hvizdak
Wis. Dept. of Natural Resources
473 Griffith Ave.
Wisconsin Rapids, WI 54494

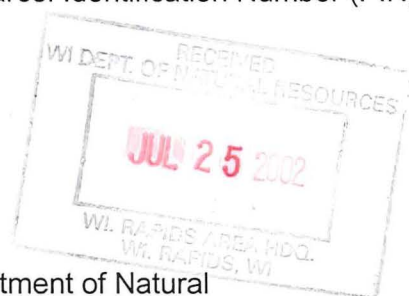
1302P

21-00588C

Parcel Identification Number (PIN)

STATE OF WISCONSIN)

COUNTY OF Wood)



I, Thomas J. Hvizdak, being first duly sworn, state that:

1. I am a Hydrogeologist, employed by the Wisconsin Department of Natural Resources (herein after "the Department") at its Service Center, 473 Griffith Ave., Wisconsin Rapids, Wood County, Wisconsin.
2. I have knowledge of the facts herein set forth and believe the same to be true.
3. The Department has determined that petroleum products discharged to property, which is located at 4885 Highway 13 North, in the Township of Sigel, County of Wood, and which has the above captioned legal description ("the Property"), has contaminated soil and groundwater in the vicinity. The Property is listed as being owned by Donald Fink on the most recent deed at the Wood County Register of Deeds.
4. The Department believes that investigation of the contamination followed by removal or treatment of the contaminated soil and/or groundwater, is required on the Property under the authority of s. 292.11(3), Wisconsin Statutes.
5. On October 3, 1998, the Department sent a letter to Donald Fink that advised him of the statutory requirement to restore the environment to the extent practicable at the Property. The Department received no response.

- 6. On October 23, 1998, the Department sent a Notice of Noncompliance to Donald Fink, which advised that no response had been received to the previous request to take action and requested that action be taken to address the contamination at the Property. The Department received no response to the Notice of Noncompliance.
- 7. On August 11, 2000, the Department sent a Notice of Violation to Donald Fink concerning his responsibility to address the contamination on the Property. The letter indicated that Fink had not taken any action and that Fink was therefore in violation of s. 292.11(3), Stats.
- 8. On July 5, 2001, the Department sent a letter to Donald Fink, which summarized a July 5, 2001 enforcement conference with Donald Fink. Fink agreed at the enforcement conference to take preliminary actions to begin the investigation of the Property. Fink has not performed the actions agreed upon at the conference to date.
- 9. On January 22, 2002, the Department sent a certified letter to Donald Fink, which advised that an affidavit of contamination would be recorded if satisfactory action to restore the environment did not commence. That letter requested a written response by February 24, 2002. The Department received no response.
- 10. As the Department believes that petroleum contamination currently found in the soil and groundwater on the Property will continue to discharge into the environment, subsequent purchasers of the Property could be held responsible for investigation and clean-up costs under s. 292.11(3), Wisconsin Statutes.

Thomas J. Hvizdak
 Thomas J. Hvizdak
 Hydrogeologist

Subscribed and sworn to before me this 19 day of July, 2002.



Dale M. Malm
 Notary Public, State of Wisconsin
 DALE M. MALM
 My commission expires on: Sept. 4, 2005

This document was drafted by the Wisconsin Department of Natural Resources.

GOETZ ABSTRACT & TITLE, INC.

WILLIAM P. GOETZ, President

February 23, 2001 at 8:00 a.m.

Attention: Mr. Tom Hvizdak
Department of Natural Resources
473 Griffith Avenue
Wisconsin Rapids, WI 54494

132 First Street North
P.O. Box 906
Wisconsin Rapids, WI 54495-0906
(715) 424-2200
Fax: (715) 424-1450

Dear Tom:

RE: G 30,250 (FINK)

The following is a 100 year environmental search as to the following described real estate:

Lot 1 of Wood County Certified Survey Map No. 4427 (recorded in Volume 15 of Survey Maps at Page 227), being part of the NW 1/4 of the SW Fr'1. 1/4 of Section 30, Township 23 North, Range 5 East, Town of Sigel, Wood County, Wisconsin.

Tax Key No. 21-00588

Lot 2 of Wood County Certified Survey Map No. 4427 (recorded in Volume 15 of Survey Maps at Page 227), being part of the NW 1/4 of the SW Fr'1. 1/4 of Section 30, Township 23 North, Range 5 East, Town of Sigel, Wood County, Wisconsin.

Tax Key No. 21-00588C

Lot 2 of Wood County Certified Survey Map No. 3223 (recorded in Volume 11 of Survey Maps at Page 223), being part of the N 1/2 of the SW Fr'1. 1/4 of Section 30, Township 23 North, Range 5 East, Town of Sigel, Wood County, Wisconsin.

Tax Key No. 21-00590A

Attached please find the following documents:

Volume 71 of Deeds at Page 243
Volume 84 of Deeds at Page 340
Volume 88 of Deeds at Page 108
Volume 93 of Deeds at Page 346
Volume 101 of Deeds at Page 116
Volume 102 of Deeds at Page 480
Volume 94 of Deeds at Page 469
Volume 123 of Misc. Records at Page 604
Volume 137 of Misc. Records at Page 443
Volume 184 of Misc. Records at Page 8
Volume 167 of Deeds at Page 198
Volume 173 of Misc. Records at Page 155
Volume 189 of Deeds at Page 524
Volume 194 of Misc. Records at Page 432
Volume 197 of Misc. Records at Page 67
Volume 197 of Misc. Records at Page 68
Volume 237 of Deeds at Page 271
Volume 244 of Deeds at Page 317
Volume 244 of Deeds at Page 315
Volume 247 of Misc. Records at Page 279
Volume 251 of Deeds at Page 105
Volume 252 of Deeds at Page 171

GOETZ ABSTRACT & TITLE, INC.

WILLIAM P. GOETZ, President

February 23, 2001 at 8:00 a.m.
Page Two
(FINK)

132 First Street North
P.O. Box 906
Wisconsin Rapids, WI 54495-0906
(715) 424-2200
Fax: (715) 424-1450

Volume 252 of Deeds at Page 173
Volume 274 of Misc. Records at Page 215
Volume 292 of Misc. Records at Page 213
Volume 312 of Deeds at Page 353
Volume 312 of Deeds at Page 577
Volume 369 of Misc. Records at Page 283
Volume 364 of Deeds at Page 511
Volume 368 of Deeds at Page 59
Volume 436 of Misc. Records at Page 355
Volume 448 of Misc. Records at Page 129
Volume 450 of Deeds at Page 385
Volume 459 of Deeds at Page 41
Volume 473 of Misc. Records at Page 275
Volume 476 of Misc. Records at Page 141
Volume 496 of Deeds at Page 94
Volume 498 of Deeds at Page 417
Wood County Certified Survey Map No. 2932
Volume 517 of Misc. Records at Page 807
Volume 523 of Deeds at Page 70
Wood County Certified Survey Map No. 3223
Volume 549 of Deeds at Page 204
Volume 553 of Misc. Records at Page 541
Volume 575 of Records at Page 250
Volume 575 of Records at Page 251
Volume 575 of Records at Page 901
Volume 577 of Records at Page 168
Wood County Certified Survey Map No. 4427
Volume 583 of Records at Page 89

Enclosed please find our invoice for services rendered. If you have any questions, please do not hesitate to contact us.

Sincerely,

GOETZ ABSTRACT & TITLE, INC.

William P. Goetz
President

WPG:dmj

Edmund Weetz et ux

To Edward N. Pomainville

PAUL F. STOLZE, BLANKBOOK MFR., WAUSAU, WIS.

Number

103213

This Indenture, Made this 11th day of April in the year of our Lord, One Thousand Nine Hundred and Eleven (1911) between Edmund Weetz and his wife Harriet S. Weetz of the Town Seneca Wood County Wisconsin, parties of the first part, and Edward N. Pomainville, party of the second part,

Witnesseth: That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration DOLLARS, to them in hand paid, by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, his heirs and assigns forever, the following described real estate, situated in the County of Wood, and State of Wisconsin, to-wit:

All that part of the South West Quarter of Section Thirty (30) Township Twenty three North of Range Five East lying south of the Grand Rapids Road excepting two acres sold to the Lutheran Church Society as per deed from J. A. Hayner and Five Acres more or less sold to Reimer Martin leaving Eighty Five Acres more or less according to Government Survey.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises and their hereditaments and appurtenances.

To Have and to Hold, the said premises as above described, with the hereditaments and appurtenances, unto the said party of the second part and to his heirs and assigns FOREVER.

And the Said Edmund Weetz and his wife Harriet S. Weetz

for their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple,

and that the same are free and clear from all incumbrances whatever excepting a mortgage for three hundred Dollars

and that the above bargained premises, in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

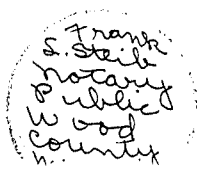
In Witness Whereof, The said parties of the first part have hereunto set their hands and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF Frank S. Steib S. J. Goodness

Edmund Weetz [SEAL] Harriet S. Weetz [SEAL]

State of Wisconsin, County of Wood } ss. Personally came before me, this 11th day of April A. D. 1911, the above named Edmund Weetz and Harriet S. Weetz to me known to be the persons who executed the foregoing instrument, and acknowledged the same.

Received for Record at 4:35 o'clock P.M. April 12 A. D. 1911 E. E. Ames Register.



Frank S. Steib Notary Public, Wood County, Wis. My Commission expires Jan 3rd 1915

NUMBER

109083

This Indenture, Made this 3rd day of May in the year of our Lord, One Thousand Nine Hundred and twelve (1912), between Edward M. Romainville, an unmarried man of the city of Grand Rapids Wisconsin, part of the first part, and Saul F. Schroeder of Spencer, Wisconsin part of the second part,

Witnesseth: That the part of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration to him in hand paid by the said part of the second part, the receipt whereof is hereby confessed and acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part of the second part, his heirs and assigns forever, the following described real estate, situated in the County of Wood, and State of Wisconsin, to-wit:

all that part of the south west quarter of section thirty (30) Township twenty three (23) north of Range Five (5) East, lying south of the Grand Rapids Road, excepting two (2) acres sold to the Lutheran Church Society as per deed from G. A. Gaynor and five (5) acres more or less sold to Reimer Martin leaving eighty five (85) acres more or less according to the Government survey being the same lands and premises described in and conveyed by deed recorded in Vol. 50 of deeds on page 394 Wood County records.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim or demand whatsoever of the said part of the first part, either in law or in equity, either in possession or expectancy of, in and to the above bargained premises and their hereditaments and appurtenances.

To Have and to Hold, the said premises as above described, with the hereditaments and appurtenances, unto the said part of the second part, and to his heirs and assigns FOREVER.

And the Said Edward M. Romainville of Grand Rapids Wisconsin

for his heirs, executors and administrators, do covenant, grant, bargain and agree, to and with the said part of the second part, his heirs and assigns, that at the time of the ensembling and delivery of these presents he is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever.

and that the above bargained premises, in the quiet and peaceable possession of the said part of the second part, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, he will forever WARRANT AND DEFEND.

In Witness Whereof, The said part of the first part has hereunto set his hand and seal the day of the date hereof.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF
Sophie Olson
A. S. Boock
Edward M. Romainville [SEAL.]
[SEAL.]
[SEAL.]
[SEAL.]

State of Wisconsin, }
Wood COUNTY. } ss. Personally came before me, this 3rd day of May 1912,
the above named Edward M. Romainville

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

Received for Record this 8 day of May A. D. 1912 at 2:30 o'clock P. M.
E. E. Ames Register.



Margaret Lightner
Notary Public, Wood County, Wisconsin.
My Commission expires Aug 5th 1913

NUMBER

230 910

NU

Whereas, A JUDGMENT OF FORECLOSURE AND SALE was rendered in the County Court of Wood.

County, Wisconsin, on the 31 day of August 1942, in a certain action wherein Ida Law

was plaintiff.

and Paul J. Schroeder and Mrs. Elvira (Helma) Schroeder, his wife and Otto Hiller and Clara Hiller, his wife as joint-tenants were defendant, and

in pursuance thereof, after due advertising, the mortgaged premises hereinafter described were sold on the 25th day of

October 1943, to Ida Law

for the sum of Nine Hundred Dollars,

she being the highest bidder therefor;

AND WHEREAS, the said Ida Law (or Assignee of said) is now entitled to a

conveyance thereof according to law:

NOW, THEREFORE, I, Henry J. Becker, the sheriff (or referee) in consideration of the premises and of the said sum of Nine Hundred Dollars, paid by the said

Ida Law hereby convey to said Ida Law

the following tract of land in Wood County, Wisconsin:

All that part of the Southwest Quarter of Section 30, Township 23, North, Range 5 East, lying south of the Grand Papside Road, excepting two acres sold to the Lutheran Church Society as per deed from J. A. Gaynor, and five acres, more or less, sold to Reimer Martin, being eighty-five acres of land, more or less and being the same lands as described in Vol. 50 of Deeds, page 394, Wood County Records. Together with buildings and improvements located thereon.

10-26-43 HJN 10-26-43 HJN 10-26-43

WITNESS the hand and seal of said sheriff (or referee) this 26th day of October 1943.

IN PRESENCE OF H. J. Nobles Rena Van Thie

Henry J. Becker (SEAL) Sheriff of Wood County, Wisconsin.

STATE OF WISCONSIN, Wood County, ss.

Personally came before me, this 26th day of October 1943, the foregoing named Henry J. Becker, sheriff (or referee) of Wood County, Wisconsin, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Received for Record this 8 day of Nov. A. D. 1943, at 3:50 o'clock P. M. Henry Cole Register of Deeds. Deputy.

H. J. Nobles Court Commissioner Circuit Court Commissioner in and for Wood County, Wisconsin

This Indenture, Made by Ida Lau,

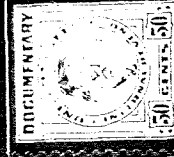
Grantor, of Wood County, Wisconsin, hereby conveys and warrants to Otto Hiller and Flora Hiller, his wife, as joint tenants, grantees, of Clark County,

Wisconsin, for the sum of Fifteen Hundred Dollars (\$1500.00), County, State of Wisconsin:

the following tract of land in Wood

All that part of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty (30), Township Twenty-three (23) North, Range Five (5) East, lying South of the Grand Rapids Road, excepting two acres sold to the Lutheran Church Society as per deed from J. A. Gaynor, and five acres, more or less, sold to Reimer Martin, leaving 85 acres of land, more or less, and being the same lands as described in Volume 50 of Deeds on Page 394, Wood County Records.

This deed is made to replace a deed from grantor to grantees, executed sometime in 1943, which has been lost or destroyed, without ever being recorded.



In Witness Whereof, The said grantor has hereunto set her hand and seal this 1st day of November, A. D. 19 49.

SIGNED AND SEALED IN PRESENCE OF

P. M. Golla
* P. M. Golla
Theodore W. Lamb
* Theodore W. Lamb

Ida Lau
* Ida Lau (SEAL)

* (SEAL)

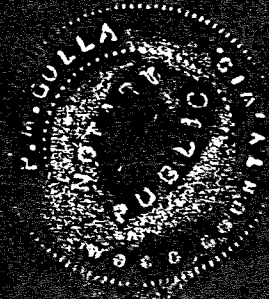
* (SEAL)

* (SEAL)

State of Wisconsin, }
Wood County }

Personally came before me, this 1st day of November, A. D. 19 49, the above named Ida Lau,

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



P. M. Golla
* P. M. Golla

Notary Public, Wood County, Wis.

My commission expires July 15, A. D. 19 51.

* Type write Name under each Signature

No. 375457

Ida Lau,

TO

Otto Hiller and Flora Hiller, his wife, as joint

tenants.

of July 30 - 23 - 22.

WARRANTY DEED

Former Statutory Form

REGISTRAR'S OFFICE

State of Wisconsin,

Waukesha County.

Received for Record this 9 day

of November, A. D. 1949

at 2:52 o'clock P. M., and recorded in

Vol. 237 of Deeds on page 271

Robert Hiller,

Register of Deeds.

Deputy.

DEVOS & SKROCH

ATTORNEYS AT LAW,

MIKE SNEIDER BLDG.,

THORP, WISCONSIN

60512

This Indenture, Made by Harry Griffin and Frances Griffin, his wife,

grantor of _____ of _____ County, Wisconsin, hereby conveys and warrants to _____ and Edna E. Chappel, husband and wife, as joint grantees of _____ of _____ County, Wisconsin, for the sum of _____ and other good and valuable consideration the following tract of land in _____ County, State of Wisconsin;

_____ of the Southwest Quarter (SW 1/4) of Section Thirty (30), Township _____ Range Five (5) East, lying South _____ of _____, excepting two acres sold to the Lutheran Church of _____ and five acres, more or less, owned by _____, leaving 25 acres of land, more or less, which _____ is described in Volume 50 of books on page 304, 305,



and taxes accrued the taxes for the year 1950.

In Witness Whereof, the said grantor... hereunto set their hand and seal... this _____ day of _____, A. D., 1950....

SIGNED AND SEALED IN PRESENCE OF

Donald E. Reiland
Rachel Justesen

Harry Griffin
Frances Griffin

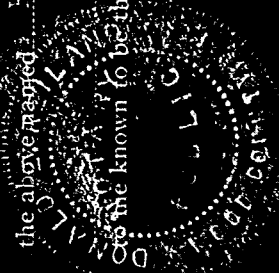
STATE OF WISCONSIN,

_____ County.

Personally came before me, this _____ day of _____, A. D., 1950

the above signed Harry Griffin and Frances Griffin, his wife,

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



Donald E. Reiland

Notary Public, _____ County, Wis.

My Commission expires Jan. 7 A. D., 1951.

378956

No.

Nancy K. Williams

TO

Michael A. Chapoy
St. Louis 30-23-56

WARRANTY DEED

REGISTRAR'S OFFICE,

STATE OF WISCONSIN,

Wood
County.

Received for Record this *30* day of

June

A. D. 19*50*

at *9:06* o'clock *A.* M., and recorded in

Vol. *244* of Deeds on page *315*

Robert J. Ryan
Register of Deeds

Deputy

Ben Ireland

This Indenture, Made this 26th day of June, 1950, VOL 244 PAGE 317, A. D., 1950,

between Otto Hiller, also known as Otto C. Hiller, and Flora Hiller, his wife, and each in their own right, parties of the first part, and Harry Griffin and Frances Griffin, his wife, parties of the second part.

Witnesseth, That the said parties of the first part, for and in consideration of the sum of Twenty-two Hundred Dollars, (\$2,200.00) parties of the second part.

to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Wood and State of Wisconsin, to-wit:

All that part of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty (30), Township Twenty-three (23) North, Range Five (5) East, lying South of the Grand Rapids Road, excepting two acres sold to the Lutheran Church Society as per deed from J. A. Gaynor, and five acres, more or less, sold to Reimer Martin, leaving 85 acres of land, more or less, and being the same lands as described in Volume 50 of Deeds on Page 394, Wood County Records.

This deed is made to fulfill the terms of a certain Land Contract between the parties dated April 10, 1944.



Together, with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To have and to hold the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

And the said Otto Hiller, also known as Otto C. Hiller, and Flora Hiller,
his wife, and each in their own right,

for themselves, their heirs, executors and administrators, do their covenant, grant, bargain and
agree to and with the said parties of the second part, their heirs and assigns, that at the time
of the ensembling and delivery of these presents they were well seized of the premises above described, as of a good,
sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and
clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part,
their heirs and assigns, against all and every person or persons lawfully claiming the whole
or any part thereof they will forever **WARRANT AND DEFEND.**

In Witness Whereof, the said parties of the first part have hereunto set their hand s
and seal S this 26th day of June 1950 A. D., (SEAL)

SIGNED AND SEALED IN PRESENCE OF

E. P. Skroch

E. P. Skroch

(SEAL)

Mr. W. W. McNamee

W. W. McNamee

(SEAL)

STATE OF WISCONSIN,

Clark } ss. County.

Personally came before me, this 26th day of June A. D., 1950

the above named Otto Hiller, also known as Otto C. Hiller, and Flora Hiller,
his wife, and each in their own right,



Everett P. Skroch

Everett P. Skroch

Notary Public, Clark County, Wis.

My Commission expires Dec. 20, A. D., 1953,

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

Otto Hiller, also known as
Hiller, his wife, and each
in their own right,
TO
Harry Griffin and Frances
Griffin,
his wife,

WARRANTY DEED

REGISTER'S OFFICE,
STATE OF WISCONSIN,
Wood County.

Received for Record this 30 day of
June A. D., 1950
at 9:18 o'clock A. M., and recorded in
Vol. 447 of Deeds on page 317

Register of Deeds

Deputy

No. 376538

Don Dickman

CONVEYANCE OF LANDS TO COUNTY FOR HIGHWAY PURPOSES **251** PAGE **105**

It having been deemed necessary to change or relocate portions of a highway through or acquire interests in lands owned by Michael A. Chappel and Edna E. Chappel his wife

in the town of Stegal Wood County, and an order and map showing the old and new locations and the lands and interests required having been filed with the County Highway Committee and with the County Clerk of said County, by the State Highway Commission as required by Section 84.09(1); and the said County Highway Committee having dealt by contract with the owner of said lands;

KNOW ALL MEN BY THESE PRESENTS, That the said owner(s), for a valuable consideration, to-wit: the sum of Thirty five and no/100 Dollars (\$ 35) in hand paid, the receipt of which is hereby acknowledged, do (es) hereby grant and convey to Wood County, Wisconsin, for highway purposes as long as so used, the lands of said owner(s), shown on the said map and described as follows, to-wit:

53

A piece or parcel of land located in the North one half of the Southwest quarter (N½ of SW¼) of Section thirty (30) Township twenty three North, Range five (5) East and more particularly described as follows:

All that portion of the above described tract lying southerly of the present State Trunk Highway N o. 13 and northerly of a line that is sixty (60) feet from southerly of and parallel to the following described line except the west five hundred forty four and five tenths (544.5) feet thereof.

Beginning at a point on the west line of said Section thirty (30) two thousand eight hundred forty nine feet south of the Northwest corner of said section and extending thence South sixty eight degrees eighteen minutes East (S 68° 18' E) one thousand (1000) feet.

Said parcel contains 0.18 acres exclusive of that previously acquired for highway purposes.

It is agreed that all portions of the existing highway right of way, as shown on the right of way plat for Project F 04-4(18), lying adjacent to the above described parcel to be retained for highway purposes.

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

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

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

And Bulls Eye Credit Union

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

WITNESS the hand and seal of the grantor and the person joining in and consenting to this conveyance, this 1st day of March 1951

In Presence of Orto Zieher Michael A. Chappel (SEAL)
Charles A. Holmes Edna E. Chappel (SEAL)
Charles A. Holmes Edna E. Chappel

Louise Saeger Oswald Sharkey
Elsie Gross Cyril Stashek
STATE OF WISCONSIN Woods County of Wood

On this 1st day of March 1951 before me, Charles A. Holmes the undersigned officer, personally appeared Michael A. Chappel and Edna E. Chappel

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.
My commission expires 9-13-1953 Charles A. Holmes
Notary Public
Charles A. Holmes

VOL 20146-100

State of Wisconsin
County of

On this the 19 day of March, 1957, before me, the undersigned officer, personally appeared Edward A. Johnson

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.
My commission expires

Notary Public

State of Wisconsin
County of Wood } ss.

On this the 5th day of March, 1957, before me, the undersigned officer, personally appeared

known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.
My commission expires

Notary Public

CORPORATE ACKNOWLEDGMENT

State of Wisconsin
Wood County } ss.

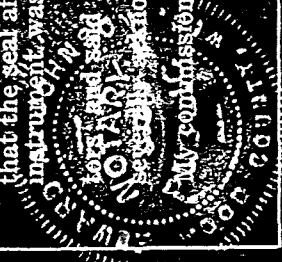
On this 5th day of March, A.D. 1957, before me, the undersigned, personally appeared Cyril Stashek President and Cyril Stashek Secretary of Bull's Eye Credit Union a Wisconsin Corporation;

that the seal affixed to the foregoing instrument is the corporate seal of said Corporation; that said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors

Oswald Sharkey and Cyril Stashek

My Commission Expires March 21st, 1954

Notary Public
Edward A. Johnson



882749

Michael A. Chappet
Bull's Eye Credit Union

Wood County
COUNTY

Map of S21 22-23-25

Conveyance of Lands
for Highway Purposes

County Clerk's Office

Received for record 14th March

Register of Deeds Office

Wood County, Wis

A.D. 1957, at 12:00 o'clock

of 125 on Page 125

Edward A. Johnson
Register of Deeds

Wood Co Highway

VOL 252 PAGE 171

This indenture, Made this 5th day of May, A. D., 1951, between Michael A. Chappel and Edna E. Chappel, husband and wife, as joint tenants

and Albert E. Quinnell and Rose I. Quinnell, his wife, as joint tenants

parties of the first part, parties of the second part

parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration

to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Wood and State of Wisconsin, to-wit:

A part of the North One-half of the Southwest Fractional Quarter (N $\frac{1}{2}$ of SW Fr. $\frac{1}{4}$) of Section Thirty (30), Township Twenty-three (23) North, Range Five (5) East, Wood County, Wisconsin, described as follows: From the intersection of the center line of State Trunk Highway 13 as relocated in 1951, with the West line of the above described Government Subdivision run Southeasterly on said center line 569 feet; thence Southwesterly at right angles 60 feet to the Southerly line of said highway and to the place of beginning of the land herein described; run thence Southeasterly on said Southerly line of said highway 122.8 feet; thence Southwesterly at right angles 199 feet; thence Westerly at an interior angle of 109° 19' a distance of 29.3 feet; thence North to the place of beginning.

Grantees assume the 1951 taxes. Consideration less than \$100.00. No documentary stamps necessary.

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

On here and in with the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

And the said Michael A. Chappel and Edna E. Chappel, husband and wife, as joint tenants

for their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensembling and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the

second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this 5th day of May, A. D., 1951.

SIGNED AND SEALED IN PRESENCE OF

Donald E. Reiland
Donald E. Reiland

Rachael Justesen
Rachael Justesen

Michael A. Chappel
Michael A. Chappel (SEAL)

Edna E. Chappel
Edna E. Chappel (SEAL)

(SEAL)

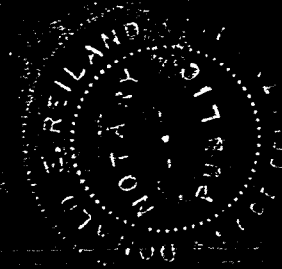
(SEAL)

State of Wisconsin, } ss.
Wood County. }

Personally came before me, this 5th day of May, A. D., 1951,

the above named Michael A. Chappel and Edna E. Chappel, husband and wife, as joint tenants

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



Donald E. Reiland

Donald E. Reiland

Notary Public, Wood County, Wis.

My commission expires Jan. 2, A. D., 1955

No. 383625
Michael A. Chappel
TO
Olaf E. Bunnell
Olaf Bunnell 30-23-56

WARRANTY DEED

REGISTER'S OFFICE
State of Wisconsin,
Wood County.

Received for Record this 9th day of May, A. D., 1951,
at 11:00 o'clock A. M., and recorded in Vol. 252 of Deeds on page 171
Robert E. Bunnell
Register of Deeds
Deputy

This indenture, Made this

VOL 252 PAGE 173

day of

, A. D., 1951,

between Merlin L. Schooley and Dorothy Schooley, his wife, as husband and wife, and as joint tenants

and Albert E. Quinnell and Rose I. Quinnell, his wife, as joint tenants parties of the first part,

parties of the second part

Witnesseth, That the said parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration

to them in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents do give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, their heirs and assigns forever, the following described real estate, situated in the County of Wood and State of Wisconsin, to-wit:

A part of the North One-half of the Southwest Fractional Quarter (N $\frac{1}{2}$ of SW Fr. $\frac{1}{4}$) of Section Thirty (30), Township Twenty-three (23) North, Range Five (5) East, Wood County, Wisconsin, described as follows: From the intersection of the center line of State Trunk Highway 13 as relocated in 1951 with the West line of the above described Government Subdivision run Southeasterly on said center line 551.8 feet; thence Southwesterly at right angles 60 feet to the Southerly line of said highway and to the place of beginning of the land herein described; thence continue Southwesterly at right angles to said highway 248.3 feet; thence Easterly at an interior angle of 70° 41' a distance of 119.5 feet; thence Northerly to a point on the Southerly line of said highway which is 17.2 feet Southeasterly from the place of beginning; thence Northwesterly along the Southerly line of said Highway 17.2 feet to the place of beginning.

Grantees assume the 1951 taxes.
Consideration less than \$100.00. No documentary stamps necessary.

Further with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said parties of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

On this day and in full the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, and to their heirs and assigns FOREVER.

And the said Merlin L. Schooley and Dorothy Schooley, his wife, as husband and wife, and as joint tenants for their heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the sealing and delivery of these presents they are well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever,

and that the above bargained premises in the quiet and peaceable possession of the said parties of the

second part, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, they will forever WARRANT AND DEFEND.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals this _____ day of _____, A. D., 1951

SIGNED AND SEALED IN PRESENCE OF

Donald E. Reiland
Donald E. Reiland

Merlin L. Schooley
Merlin L. Schooley (SEAL)

Dorothy Schooley
Dorothy Schooley (SEAL)

Rachael Justesen
Rachael Justesen

(SEAL)

(SEAL)

State of Wisconsin, } ss.
Wood County, }

Personally came before me, this _____ day of _____, A. D., 1951, the above named Merlin L. Schooley and Dorothy Schooley, his wife, as husband and wife, and as joint tenants

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



Donald E. Reiland
Donald E. Reiland

Notary Public, Wood County, Wis.

My commission expires Jan. 2 _____, A. D., 1955

No. 888626
Merlin L. Schooley

to
Albert E. Bunnell
No. of 8W 30-22-56

Warranty Deed

REGISTER'S OFFICE

State of Wisconsin,

Wood County.

Received for Record this _____ day of _____, A. D., 1951,

at 11:02 o'clock A. M., and recorded in Vol. 252 173

on page _____ of Deeds
Robert G. Reiland
Register of Deeds

Deputy

CERTIFICATE OF TERMINATION
OF JOINT TENANCY.

and ~~THE MATTER OF THE JOINT TENANCY IN LANDS OF~~
FRED I. SCHARA, also written
FRED SCHARA

, Deceased.

Mable K. Schara, also written Mabel Schara

The application of

for a certificate of ~~personal property~~ ^{joint} tenancy of Fred I. Schara, also written Fred Schara in the real estate hereinafter described, coming on for hearing at this time;

And it appearing that Notice thereof has been given in accordance with law;

And it satisfactorily appearing by the verified petition of said applicant, who is legally interested in said matter, and by the testimony taken, that such certificate may be issued;

Therefore, I, Byron B. Conway, County Judge of Wood County, Wisconsin, do hereby certify that Fred I. Schara, also written Fred Schara, a resident of Wisconsin Rapids, Wood County, Wis., died on the 9th day of May, 1956;

That said decedent at the time of his ¹⁸ death owned and was seized of a joint tenancy with Mable K. Schara, also written Mabel Schara, in the real estate situated in the County of Wood and State of Wisconsin, described as follows, to-wit:
Lot Three (3), Block Two (2) of ~~Map~~ ^{Subdivision} Addition to the City of Centralia,
now Wisconsin Rapids.

(And also certain personal property as described and set forth in the schedule attached hereto.)

real estate

which was acquired by instrument recorded as follows: By Warranty Deed from Frank C. Greve and Mary Greve, his wife, as joint tenants to Fred I. Schara and Mable K. Schara, his wife, as joint tenants, dated September 8, 1955, and recorded September 8, 1955, in 288 of Deeds, page 249, Wood County Records.

That said estate was not subject to an inheritance tax.

(not

Fred I. Schara, also written Fred Schara

(which has been duly paid)

And that such joint tenancy of said and personal property

in the real estate hereinbefore described was terminated, as of the date of death, and that Mable K. Schara, also written Mabel Schara

is (~~not~~) the surviving joint tenant.

IN TESTIMONY WHEREOF, I, Byron B. Conway

Judge of said Court, have signed these presents and affixed the seal of the Court hereto, at the City of Wisconsin Rapids in said County, this 3rd day of July, 1956

File No.

Recorded in Vol.

Page

Byron B. Conway

Byron B. Conway

Judge.

In the Matter of the Joint

Tenancy of FRED I. SCHARA, also

written FRED SCHARA,

Deceased.

SCHEDULE - Certificate of Termination of Joint Tenancy

Also the following personal property:

1. Real estate mortgage and note from Walter C. Haslow and Mary Haslow, husband and wife, as joint tenants to Fred I. Schara and Mable K. Schara, husband and wife, as joint tenants, dated September 14, 1955, with mortgage recorded in 115 Mortgages, page 679, Portage County Records, mortgaging Lot 1 in Block 7 of the original plat of the Village of Junction City, Portage County, Wisconsin.

2. Real estate mortgage from Michael A. Chappel and Edna E. Chappel, husband and wife, as joint tenants, to Central State Realty Corp., dated November 28, 1952, recorded in 205 Mortgages, page 19, Wood County Records, said mortgage being later assigned by Central State Realty Corp. to Fred Schara and Mabel Schara, his wife, by Assignment of Real Estate Mortgage dated April 28, 1953, recorded in 209 Mortgages, page 18, Wood County Records, covering the following described property:

All that part of the Southwest Quarter of Section 30, Township 23 North, Range 5 East, lying South of the Grand Rapids Road, excepting 2 acres sold to the Lutheran Church Society as per deed from J. A. Gaynor and 5 acres, more or less, sold to Reimer Martin, leaving 85 acres of land more or less, and being the same lands described in Volume 50 of Deeds on page 394, Wood County Records.
Also excepting from the above description the lands described in Vol. 251 Misc. Rec. page 105 and the lands described in Vol. 252 of Deeds page 171, Wood County Records,
with principal balance due as of May 9, 1956 in the sum of \$1,030.03.

3. Wood County National Bank of Wisconsin Rapids Checking Account ~~xxxxxx~~ in the name of Fred or Mabel Schara in the amount of \$983.96.

4. Wood County National Bank of Wisconsin Rapids Savings Account No. 113 in the name of Fred or Mabel Schara in the amount of \$19.75.

5. 1952 Four-door Buick, Engine No. 69476705, Serial no. 16736025 Title No. E978617, in the name of Fred Schara and Mabel Schara.

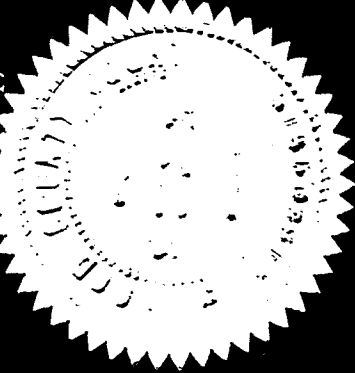
I, Berniece Nobles, Register in Probate, of the County Court of Wood County, Wisconsin, do hereby certify that I have compared the annexed and foregoing copy of
Certificate of Termination of Joint Tenancy,

in the matter of the

Joint Tenancy in lands and personal property of Fred I. Schara, also
written Fred Schara, Deceased, with the original
Certificate of Termination of Joint Tenancy,

in said matter

now on file and of record in the office of the County Judge of said Wood County Court, and the same is a
true and correct copy of such original, and of the whole thereof.



Witness my hand and the official seal of said Wood County
Court at Wisconsin Rapids, Wood County, Wisconsin, this

10th day of July A. D. 19 56.

Berniece Nobles

Register in Probate.

Mortgage of West Eugene Mortgage dated April 28, 1923, recorded in
 State Register County to Elmer Schuler and Marie Schuler, his wife, by
 Wood County Record, and mortgage being filed appearing by Clerk
 of Court, dated August 28, 1925, recorded in 503, Volume 2, Page 13,
 State Register and wife, as joint tenants, to Central State Bank
 of Chicago, Illinois.

West Eugene mortgage from Michael J. Schuler and Mary E.
 the village of Jackson City, Linn County, Iowa, recorded in
 County Record, mortgage recorded in Book 5 of the original book of
 in 1922, State Register recorded in 117, Volume 2, Page 13, State
 Register, County, Linn and wife, as joint tenants, their husband,
 J. West Eugene mortgage and wife, as joint tenants to 217 I. State and
 J. West Eugene mortgage and wife from Michael J. Schuler and

Also the following interest holders:

COUNTY - Certificate of Incorporation of Bank of...

205 m 19
 209 m 18
 288-249
 803 20k 2 9 20m 18
 809 m 18
 205 m 19
 288-249
 803 20k 2 9 20m 18
 809 m 18

WOOD COUNTY, WIS. }
 REGISTER'S OFFICE }
 Received for Record the
 of July 1. D., 1926, at 4:57
 of M. and recorded in Vol. 292
 of Mrs. [Name]
 on page 213
 REGISTER

John & Shuman

DOCUMENT NO.

WARRANTY DEED
STATE OF WISCONSIN—FORM 1
THIS SPACE RESERVED FOR RECORDING DATA
VOL 364 PAGE 511

THIS INDENTURE, Made this 18th day of February
A. D., 1965., between Albert Quinnell and also written
Albert F. Quinnell, husband of

grantee.
Rose I. Quinnell, wife of grantor

part of the second part,
Witnesseth, That the said part of the first part, for and in consideration
of the sum of One Dollar

RETURN TO
him in hand paid by the said part of the second part, the receipt whereof is hereby
confessed and acknowledged, has given, granted, released, sold, remised, released, aliened, conveyed and confirmed, and by these presents
does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said part of the second part, her heirs and assigns
forever, the following described real estate situated in the County of Wood and State of Wisconsin, to-wit:

A part of the N 1/2 of the SW Fractional Quarter of Section 30, Township 23
North Range 5 East, Wood County, Wisconsin, described as follows: From the
intersection of the center line of State Trunk Highway 13 as relocated in 1951,
with the West line of the above described Government Subdivision run Southeasterly
on said center line 569 feet, thence Southwesterly at right angles 60 feet to the
Southerly line of said highway and to the place of beginning of the land herein
described, run thence Southeasterly on said Southerly line of said highway 122.8
feet, thence Southwesterly at right angles 199 feet, thence Westerly at an interior
angle of 109° 19' a distance of 29.3 feet, thence North to the place of beginning.

Also a part of the N 1/2 of the SW Fractional Quarter of Section 30, Township
23 North Range 5 East, Wood County, Wisconsin, described as follows: From the
intersection of the center line of State Trunk Highway 13 as relocated in 1951 with
the West line of the above described Government Subdivision run Southeasterly on
said center line 551.8 feet, thence Southwesterly at right angles 60 feet to the

(IF NECESSARY, CONTINUE DESCRIPTION ON REVERSE SIDE)

Together with all and singular the hereditaments and appurtenances thereto belonging or in any wise appertaining; and all the estate
right, title, interest, claim or demand whatsoever, of the said part of the first part, either in law or equity, either in possession or expectancy
of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and To Hold the said premises as above described with the hereditaments and appurtenances, unto the said part of the
second part, and to her heirs and assigns FOREVER.

And the said grantor

for himself, his heirs, executors and administrators, do covenant, grant, bargain, and agree to and
with the said part of the second part, her heirs and assigns, that at the time of the ensailing and delivery of these presents
being well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance
in the law, in fee simple, and that the same are free and clear from all incumbrances whatever.

and that the above bargained premises in the quiet and peaceable possession of the said part of the second part, her heirs and assigns,
against all and every person or persons lawfully claiming the whole or any part thereof, her heirs and assigns, will forever WARRANT AND DEFEND.

In Witness Whereof, the said part of the first part has hereunto set his hand and seal this 18th
day of February, A. D., 1965.

SIGNED AND SEALED IN PRESENCE OF

Albert Quinnell (SEAL)

(SEAL)

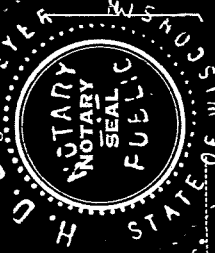
(SEAL)

(SEAL)

STATE OF WISCONSIN,
Wood County, ss.

Personally came before me, this 18th day of February, A. D., 1965,
the above named Albert Quinnell also written Albert F. Quinnell, husband of grantee,

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



H. D. Billmeyer

Notary Public, Wood County, Wis.

My Commission (Expires) (Is) permanent.

This instrument drafted by
H. D. Billmeyer, Lawyer.

(Section 69.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the
names of the grantors, grantees, witnesses and notary).
WARRANTY DEED—STATE OF WISCONSIN, FORM NO. 1

Southerly line of said highway and to the place of beginning of the land herein described, thence continue Southwesterly at right angles to said highway 243.3 feet, thence Easterly at an interior angle of 70° 41' a distance of 119.5 feet, thence Northerly to a point on the Southerly line of said highway which is 17.2 feet Southeasterly from the place of beginning, thence Northwesterly along the Southerly line of said highway 17.2 feet to the place of beginning.

No documentary stamps are necessary as consideration is under \$100.00.

This deed is executed to give sole ownership to said grantee who is wife of said grantor.

WARFANTY DEED

464732

Albert Guinnell

to

Rose A. Guinnell

Gr. No. of July 30-23-56

WOOD COUNTY, WIS. }
REGISTRAR'S OFFICE

Filed for Record this 18 day
of July 1955 at 8:40 o'clock
A.M. and recorded in Vol. 364
of Books on page 511

REGISTER

1578 H. M. Williams

This Article of Agreement,

VOL 436 PAGE 355

Made and concluded this 11th day of August, A. D., 1972,

by and between Rose I. Quinnell

part y of the first part,

and Robert Hite

part y of the second part.

WITNESSETH: FIRST, That the said party of the second part hereby agree s and bind s himself,

his legal representatives, to pay, or cause to be paid, to the said party of the first part, her

heirs or assigns, the sum of Six Thousand and no/100 (\$6,000.00) Dollars,

in the manner following: One Hundred and no/100 (\$100.00) Dollars, or more

at the enacting and delivery hereof: monthly, which includes principal and interest on the unpaid balance at no per cent, with the first payment due 17 September 1972, and monthly thereafter until the full amount of principal and interest has been paid. Upon default by the party of the second part, his heirs or assigns, in making any of the payments, then in such case the whole amount of said principal sum shall, at the option of the said party of the first part, her heirs or assigns, be deemed to have become due and payable without any notice whatever, and the same thereupon be collectible in a suit at law, by an action of specific performance of this contract, or by such other remedy as may be permitted the party of the first part, her heirs or assigns by the laws and court decisions of this state.

the second part shall pay the premium on such policy or policies when due, and in case of the failure or neglect of the said part y of the second part to pay such premiums when due, said part y of the first part, her heirs, legal representatives or assigns may pay the same and charge the cost thereof with interest thereon at the legal rate, to the said part y of the second part, and the same shall be considered and taken to be an additional part of the consideration of this contract.

The part y of the second part further agree s to hold the said premises from the date hereof, as the tenant by sufferance of the said part y of the first part, subject to be removed as such tenant holding over, by process under the statute in such case made and provided, whenever default shall be made in the payment of any of the installments of purchase money, interest, taxes, assessments or insurance premiums as above specified; and also to keep the building s, fences and improvements on said premises in as good repair and condition as they now are, except ordinary wear and decay, and not to do any act whatsoever which tends to depreciate the value of said premises.

SECOND, That the said party of the first part, hereby agrees and bind herself, her heirs, executors and administrators, that in case the aforesaid sum of Six Thousand and no/100 (\$6,000.00) Dollars, with the interest and other moneys shall be fully paid and all the conditions herein provided shall be fully performed at the times and in the manner above specified, she will on demand, thereafter cause to be executed and delivered to the said part y of the second part, or his heirs or legal representatives, a good and sufficient Warranty Deed, in fee simple, of the premises above described, free and clear of all legal liens and incumbrances, except the taxes and assessments herein agreed to be paid by the part of the second part, and except any liens or incumbrances created by the act or default of the part y of the second part, his heirs, legal representatives or assigns.

THIRD, It is distinctly agreed and understood by and between the parties hereto, that if the said part y of the second part shall fail to make any of the payments of purchase money and interest above specified, at the times and in the manner above specified, or fail to pay the taxes and assessments, or fail to insure and keep insured the premises herein as above stipulated, or fail to pay any or all insurance premiums herein specified, or violate any other terms or conditions herein contained, this agreement shall at the option of the said part y of the first part be henceforth utterly void without any notice whatsoever, and all payments thereon forfeited, subject to be revived and renewed only by the act of the part y of the first part, or the mutual agreement of both parties; and whenever such default or violation shall occur, the part y of the second part shall have no further right to collect rents from tenants, if any, of the said real estate, or any part thereof, but such rents shall be collected by, and belong to the part y of the first part.

The said part y of the second part further promise s and agrees that in case of the commencement of an action to foreclose this contract and also in case of the foreclosure thereof, he will pay in addition to the taxable costs and expenses incurred, a reasonable sum of money as attorney's fees.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this 11th day of August, A. D., 19 72.

Signed and Sealed in Presence of

H. D. Billmeyer

H. D. Billmeyer

Isabelle Smith

Isabelle Smith

Rose I. Quinnell (SEAL)
Rose I. Quinnell
Robert Hite (SEAL)
Robert Hite
(SEAL)
(SEAL)

STATE OF WISCONSIN, Wood County, ss.

Personally came before me, this 11th day of August, A. D., 19 72, the above named Rose I. Quinnell and Robert Hite

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

This Instrument drafted by H. D. Billmeyer, Attorney.

H. D. Billmeyer
H. D. Billmeyer
Notary Public, Wood County, Wis.
My Commission expires Permanent

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary).

516653

No.

Rose I. Quinnell

TO

Robert Hite

Pr. 1/2 of Adm's 30-23 56

LAND CONTRACT

REGISTER'S OFFICE, STATE OF WISCONSIN, Wood County.

Received for Record this 22 day of August A. D., 19 72,

at 2:35 o'clock A. M., and recorded in Vol. 436 Misc. of Deeds on page 355

Walter D. Braun, Register of Deeds.

Deputy.

H. D. Billmeyer

This Article of Agreement,

VOL 448 PAGE 129

Made and concluded this 20th day of November, A. D., 1973,

by and between Rose I. Quinnell

part Y of the first part,

and Rodney F. Dupee and Vicki Dupee, husband and wife, as joint tenants

parties of the second part.

WITNESSETH: FIRST, That the said parties of the second part hereby agree and bind themselves, their

legal representatives, to pay, or cause to be paid, to the said part Y of the first part, her

heirs or assigns, the sum of Seven Thousand Two Hundred Fifty (\$7,250.00) Dollars,

in the manner following: One Thousand (\$1,000.00) Dollars,

at the ensembling and delivery hereof: Balance of \$6,250.00 payable at the rate of \$100.00, or more monthly, which includes principal and interest on the unpaid balance at no per cent, with the first payment due December 28, 1973, and monthly thereafter until the full amount of principal has been paid. Upon default by the parties of the second part, their heirs or assigns, in making any of the payments, then in such case the whole amount of said principal sum shall, at the option of the said party of the first part, her heirs or assigns, be deemed to have become due and payable without any notice whatever, and the same thereupon be collectible in a suit at law, by an action of specific performance of this contract, or by such other remedy as may be permitted the party of the first part, her heirs or assigns by the laws and court decisions of this state.

The said payments to be made to the part y of the first part, at Arpin, Wisconsin

and the same being intended to apply, when fully completed as the purchase money for the following tract, piece or parcel

of land, situated in the County of Wood and State of Wisconsin, to-wit:

A part of the N 1/2 of the SW Fractional Quarter of Section 30, Township 23 North Range 5 East, Wood County, Wisconsin, described as follows: From the intersection of the center line of State Trunk Highway 13 as relocated in 1951, with the West line of the above described Government Subdivision run Southeasterly on said center line 569 feet, thence Southwesterly at right angles 60 feet to the Southerly line of said highway and to the place of beginning of the land herein described, run thence Southeasterly on said Southerly line of said highway 122.8 feet, thence Southwesterly at right angles 199 feet, thence Westerly at an interior angle of $109^{\circ} 19'$ a distance of 29.3 feet, thence North to the place of beginning.

Also a part of the N 1/2 of the SW Fractional Quarter of Section 30, Township 23 North Range 5 East, Wood County, Wisconsin, described as follows: From the intersection of the center line of State Trunk Highway 13 as relocated in 1951 with the West line of the above described Government Subdivision run Southeasterly on said center line 551.8 feet, thence Southwesterly at right angles 60 feet to the Southerly line of said highway and to the place of beginning of the land herein described, thence continue Southwesterly at right angles to said highway 248.3 feet. thence Easterly at an interior angle of $70^{\circ} 41'$ a

distance of 119.5 feet, thence Northerly to a point on the Southerly line of said highway which is 17.2 feet Southeasterly from the place of beginning, thence Northwesterly along the Southerly line of said highway 17.2 feet to the place of beginning.

The said part ies of the second part further agree that they will pay, when due and payable, all taxes and assessments which have been assessed or levied on the above described premises since the 1st day of January, A. D., 1973, and also all such as may be hereafter assessed or levied thereon or upon the interest of said part y of the first part in said premises; and also all taxes and assessments now or hereafter assessed or levied against any mortgage which may exist against said premises or against the note or the indebtedness secured by such mortgage or against the interest in said premises of any party holding a mortgage against said premises during the term of this contract, and promise and agree that the interest of the part Y of the first part and the interest of the part ies of the second part in said real estate and the interest of any party holding a mortgage against said real estate during the term of this contract, shall be assessed for taxation and taxed together, without separate valuation as unincumbered real estate and shall be paid by the said part ies of the second part and the said part ies of the second part hereby waive all rights of offsets or deductions because of the payment of any such taxes and assessments, until the aforesaid purchase money shall be fully paid, in the manner above stated.

The part ies of the second part further agree that the said part y of the first part shall insure and keep insured against loss or damage the building_s now on said premises and such as may hereafter be erected thereon during the life of this contract in the sum of at least \$6,250.00 Dollars, against loss or damage by fire with extended coverage in like amount

_____ , in the name of the part y _____ of the first part as owner in fee, with clause in said policy that the said part ies of the second part have a land contract interest therein and the loss, if any, under such insurance shall be payable to the said part y of the first part to the extent of her interest and the surplus, if any, to the said part ies of the second part, subject, however, to the rights of mortgagees, if any, respecting such insurance; such policy or policies to be held by the said part Y of the first part, her heirs, legal representatives or assigns, as collateral to this contract; and the said part ies of

the second part shall pay the premium on such policy or policies when due, and in case of the failure or neglect of the said part ies of the second part to pay such premiums when due, said part y of the first part, her heirs, legal representatives or assigns may pay the same and charge the cost thereof with interest thereon at the legal rate, to the said part ies of the second part, and the same shall be considered and taken to be an additional part of the consideration of this contract.

The parties of the second part further agree to hold the said premises from the date hereof, as the tenant s by sufferance of the said part y of the first part, subject to be removed as such tenant s holding over, by process under the statute in such case made and provided, whenever default shall be made in the payment of any of the installments of purchase money, interest, taxes, assessments or insurance premiums as above specified; and also to keep the building s, fences and improvements on said premises in as good repair and condition as they now are, except ordinary wear and decay, and not to do any act whatsoever which tends to depreciate the value of said premises.

SECOND, That the said part y of the first part, hereby agree s and bind herself, her heirs, executors and administrators, that in case the aforesaid sum of Seven Thousand Two Hundred Fifty (\$7,250.00) Dollars, with the interest and other moneys shall be fully paid and all the conditions herein provided shall be fully performed at the times and in the manner above specified, she will on demand, thereafter cause to be executed and delivered to the said part ies of the second part, or their heirs or legal representatives, a good and sufficient Warranty Deed, in fee simple, of the premises above described, free and clear of all legal liens and incumbrances, except the taxes and assessments herein agreed to be paid by the parties of the second part, and except any liens or incumbrances created by the act or default of the part ies of the second part, their heirs, legal representatives or assigns

THIRD, It is distinctly agreed and understood by and between the parties hereto, that if the said part ies of the second part shall fail to make any of the payments of purchase money and interest above specified, at the times and in the manner above specified, or fail to pay the taxes and assessments, or fail to insure and keep insured the premises herein as above stipulated, or fail to pay any or all insurance premiums herein specified, or violate any other terms or conditions herein contained, this agreement shall at the option of the said part y of the first part be henceforth utterly void without any notice whatsoever, and all payments thereon forfeited, subject to be revived and renewed only by the act of the part y of the first part, or the mutual agreement of both parties; and whenever such default or violation shall occur, the part ies of the second part shall have no further right to collect rents from tenants, if any, of the said real estate, or any part thereof, but such rents shall be collected by, and belong to the part y of the first part.

The said part ies of the second part further promise and agree that in case of the commencement of an action to foreclose this contract and also in case of the foreclosure thereof, they will pay in addition to the taxable costs and expenses incurred, a reasonable sum of money as attorney's fees.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this 20th day of November, A. D., 19 73.

Signed and Sealed in Presence of

H. D. Billmeyer
Isabelle Smith
Isabelle Smith

Rose I. Quinnell (SEAL)
Rodney F. Dupee (SEAL)
Vicki Dupee (SEAL)

STATE OF WISCONSIN, Wood County, ss.

Personally came before me, this 20th day of November, A. D., 19 73, the above named Rose I. Quinnell and Rodney F. Dupee and Vicki Dupee, husband and wife, as joint tenants to me known to be the persons who executed the foregoing instrument and acknowledged the same.

This Instrument drafted by H. D. Billmeyer, Attorney.

H. D. Billmeyer
Notary Public, Wood County, Wis.

My Commission expires is Permanent. A. D. 19 --

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary).

520465
No. Rose I. Quinnell
Rodney F. Dupee
Vicki Dupee
73 NOV 23 AM 8 30 TO
RECORD IN
VOL. 448 PAGE 129
REGISTER OF DEEDS
Harold S. Billmeyer
LAND CONTRACT
Pt. 7/20 of 10/4 30-23-58
REGISTER'S OFFICE, STATE OF WISCONSIN, County.
Received for Record this day of A. D., 19, at o'clock M., and recorded in Vol. of Deeds on page Register of Deeds. Deputy. Harold S. Billmeyer

VOL 450 PAGE 385

THIS INDENTURE, Made this 2nd day of November
A. D., 19 73, between Robert Hite and Shirley Hite,
his wife

part ies of the first part, and
Rose I. Quinnell

part y of the second part.

Witnesseth, That the said part ies of the first part, for and in consideration
of the sum of One Dolla r and other good and valuable
consideration

Dollars, to her in hand paid by the said part ies of the second part, the receipt whereof is hereby
confessed and acknowledged, ha ve given, granted, bargained, sold, remised, released, and quit-claimed, and by these presents do give,
grant, bargain, sell, remise, release and quit-claim unto the said part y of the second part, and to her heirs and assigns forever, the
following described real estate, situated in the County of Wood and State of Wisconsin, to-wit:

A part of the N 1/2 of the SW Fractional Quarter of Section 30, Township 23 North, Range 5
East, Wood County, Wisconsin, described as follows: From the intersection of the center
line of State Trunk Highway 13 as relocated in 1951, with the West line of the above de-
scribed Government Subdivision run Southeasterly on said center line 569 feet, thence South-
westerly at right angles 60 feet to the Southerly line of said highway and to the place of
beginning of the land herein described, run thence Southeasterly on said Southerly line
of said highway 122.8 feet, thence Southwesterly at right angles 199 feet, thence Westerly
at an interior angle of 109° 19' a distance of 29.3 feet, thence North to the place of
beginning.

Also a part of the N 1/2 of the SW Fractional Quarter of Section 30, Township 23 North
Range 5 East, Wood County, Wisconsin, described as follows: From the intersection of the
center line of State Trunk Highway 13 as relocated in 1951 with the West line of the above
described Government Subdivision run Southeasterly on said center line 551.8 feet, thence
Southwesterly at right angles 60 feet to the Southerly line of said highway and to the
place of beginning of the land herein described, thence continue Southwesterly at right
angles to said highway 248.3 feet, thence Easterly at an interior angle of 70° 41' a
distance of 119.5 feet, thence Northerly to a point on the Southerly line of said highway
which is 17.2 feet Southeasterly from the place of beginning, thence Northwesterly along
the Southerly line of said highway 17.2 feet to the place of beginning.

This Deed releases all right, title and interest in and to that certain Land Contract
dated August 11, 1972 and recorded August 22, 1972 in Volume 436 of Miscellaneous Records,
page 355, Document No. 516653, Wood County Records.

To Have and To Hold the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise
thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said part ies of the first part, either in law or
equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said part y of the second part,
her heirs and assigns forever.

In Witness Whereof, the said part ies of the first part ha ve hereunto set their hand s and seal s this 2nd
day of November, A. D., 19 73.

SIGNED AND SEALED IN PRESENCE OF

H. D. Billmeyer

H. D. Billmeyer

Isabelle Smith

Isabelle Smith

Robert Hite (SEAL)

Robert Hite

Shirley Hite (SEAL)

Shirley Hite

(SEAL)

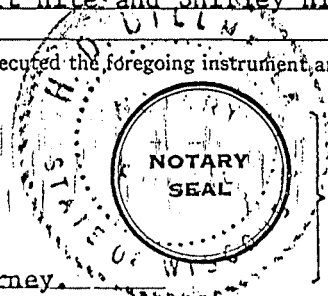
(SEAL)

STATE OF WISCONSIN,

Wood County, } ss.

Personally came before me, this 2nd day of November, A. D., 19 73,
the above named Robert Hite and Shirley Hite, his wife

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



H. D. Billmeyer
H. D. Billmeyer

This instrument drafted by

H. D. Billmeyer, Attorney.

Notary Public Wood County, Wis.

My Commission (Expires) (Is) Permanent.

quit claim deed
528091

WOOD CO. WIS.

'73 NOV 6 AM 10 59

RECORD IN
VOL 450 DEED PAGE 385
REGISTER OF DEEDS

Matt A Braun

Robert Aite et ux

to

Rose J. Quinnell

Pr. N¹/₂ of SW¹/₄ 30-23-5E

436 MAR 355

200P

H. D. Billmeyer WR

E-13

DOCUMENT NO.

STATE BAR OF WISCONSIN—FORM 1
WARRANTY DEED
THIS SPACE RESERVED FOR RECORDING DATA

THIS DEED, made between ROSE I. QUINNELL, a single woman

Grantor
and RODNEY F. DUPEE and VICKI DUPEE, husband and wife, as joint tenants

Grantee,
Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Wood County, State of Wisconsin:

A part of the N½ of the SW Fractional Quarter of Section 30, Township 23 North Range 5 East, Wood County, Wisconsin, described as follows: From the intersection of the center line of State Trunk Highway 13 as relocated in 1951, with the West line of the above described Government Subdivision run Southeasterly on said center line 569 feet, thence Southwesterly at right angles 60 feet to the Southerly line of said highway and to the place of beginning of the land herein described, run thence Southeasterly on said Southerly line of said highway 122.8 feet, thence Southwesterly at right angles 199 feet, thence Westerly at an interior angle of 109° 19' a distance of 29.3 feet, thence North to the place of beginning.

Also a part of the N½ of the SW Fractional Quarter of Section 30, Township 23 North Range 5 East, Wood County, Wisconsin, described as follows: From the intersection of the center line of State Trunk Highway 13 as relocated in 1951 with the West line of the above described Government Subdivision run Southeasterly on said center line 551.8 feet, thence Southwesterly at right angles 60 feet to the Southerly line of said highway and to the place of beginning of the land herein described, thence continue Southwesterly at right angles to said highway 248.3 feet, thence Easterly at an interior angle of 70° 41' a distance of 119.5 feet, thence Northerly to a point on the Southerly line of

This ~~non-~~ homestead property, said highway which is 17.2 feet Southeasterly from (is) ~~(is)~~ the place of beginning, thence Northwesterly along the Southerly line of said highway 17.2 feet to the place of beginning.

Together with all and singular the hereditaments and appurtenances thereto belonging;
And Rose I. Quinnell, a single woman

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except and will warrant and defend the same.

This Deed is given pursuant to one certain Land Contract dated Nov. 20, 1973, and recorded November 23, 1979, in Vol. 448 MR, page ~~and will warrant and defend the same.~~ 129 of Mis. Records, Doc. # 528465.

Dated this 3rd day of June, 1980.

In the Presence of:

Leo Smrstick (SEAL)

*Leo Smrstick
Cleo Smrstick (SEAL)

*Cleo Smrstick

Rose I. Quinnell (SEAL)

*Rose I. Quinnell (SEAL)

*

EDWARD F. ZAPPEN
NOTARIAL AUTHENTICATION
Signatures authenticated this 3rd day of June, 1980
Edward F. Zappen

TITLE MEMBER STATE BAR OF WISCONSIN
(Book, _____
authorized by ~~§ 706.06, Wis. Stats.~~)

This instrument was drafted by

Edward F. Zappen, Esq.
Marshfield, WI 54449

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

ACKNOWLEDGMENT
STATE OF WISCONSIN } ss.
_____ County.
Personally came before me, this _____ day of _____ the above named _____

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

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

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

622049

DOCUMENT NO.

STATE BAR OF WISCONSIN FORM 11 - 1982

LAND CONTRACT

Individual and Corporate

(TO BE USED FOR ALL TRANSACTIONS WHERE OVER \$25,000 IS FINANCED AND IN OTHER NON-CONSUMER ACT TRANSACTIONS)

THIS SPACE RESERVED FOR RECORDING DATA

WOOD COUNTY, WIS. } ss.

REGISTRAR'S OFFICE

Received for record the 14 day of

APRIL A D 1983 at 10:09

o'clock A.M. and recorded in Vol. 517

of 1312 on Page 807

Walter D. Braun

Registrar

Pt N 1/2 - SW FR L 1/4
30-23-5E

RETURN TO 600 C
Stauber Law Office
% C Wynia mfl.

Contract, by and between
Rodney F. Dupee and Vickie L. Dupee, a/w/a Vicki Dupee
husband and wife as joint tenants ("Vendor",
whether one or more) and Ralph Hendricksen
("Purchaser", whether one or more).
Vendor sells and agrees to convey to Purchaser, upon the prompt and full per-
formance of this contract by Purchaser, the following property, together with the
rents, profits, fixtures and other appurtenant interests (all called the "Property"),
in WOOD County, State of Wisconsin:

Lot Two (2) of Wood County Certified Survey Map
2932.

Tax Parcel No.

Located in the N 1/2 of the SW fractional
1/4 of Section 30, T 23 N, Range 5 East, Town of Sigel
Wood County, Wis.

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

Purchaser agrees to purchase the Property and to pay to Vendor at Route 1, Vesper, Wi
the sum of \$ 7,000.00 in the following manner: (a) \$ 3,500.00
at the execution of this Contract; and (b) the balance of \$ 3,500.00, together with interest from date
hereof on the balance outstanding from time to time at the rate of 9 per cent per annum
until paid in full, as follows:

In monthly installments of \$100.00 per month commencing May 15, 1983.

Provided, however, the entire outstanding balance shall be paid in full on or before the day of
....., 19..... (the maturity date).

Following any default in payment, interest shall accrue at the rate of % per annum on the entire amount
in default (which shall include, without limitation, delinquent interest and, upon acceleration or maturity, the entire
principal balance).

Purchaser, unless excused by Vendor, agrees to pay monthly to Vendor amounts sufficient to pay reasonably antici-
pated annual taxes, special assessments, fire and required insurance premiums when due. To the extent received by Vendor,
Vendor agrees to apply payments to these obligations when due. Such amounts received by the Vendor for payment of
taxes, assessments and insurance will be deposited into an escrow fund or trustee account, but shall not bear interest
unless otherwise required by law.

Payments shall be applied first to interest on the unpaid balance at the rate specified and then to principal. Any
amount may be prepaid without premium or fee upon principal at any time after closing. ~~XXXXXXXXXX~~
~~there may be no prepayment of principal without the permission of Vendor.~~

In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long
as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated
as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been
made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds
of insurance or condemnation, the condemned premises being thereafter excluded herefrom.

Purchaser states that Purchaser is satisfied with the title as shown by the title evidence submitted to Purchaser
for examination except:

Purchaser shall furnish his own abstract.

Purchaser agrees to pay the cost of future title evidence. If title evidence is in the form of an abstract, it shall
be retained by Vendor until the full purchase price is paid.

Purchaser shall be entitle to take possession of the Property on closing, 1983
*Cross Out One.

Purchaser promises to pay when due all taxes and assessments levied on the Property or upon Vendor's interest in it and to deliver to Vendor on demand receipts showing such payment.

Purchaser shall keep the improvements on the Property insured against loss or damage occasioned by fire, extended coverage perils and such other hazards as Vendor may require, without co-insurance, through insurers approved by Vendor, in the sum of \$ full insurable value, but Vendor shall not require coverage in an amount more than the balance owed under this Contract. Purchaser shall pay the insurance premiums when due. The policies shall contain the standard clause in favor of the Vendor's interest and, unless Vendor otherwise agrees in writing, the original of all policies covering the Property shall be deposited with Vendor. Purchaser shall promptly give notice of loss to insurance companies and Vendor. Unless Purchaser and Vendor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, provided the Vendor deems the restoration or repair to be economically feasible.

Purchaser covenants not to commit waste nor allow waste to be committed on the Property, to keep the Property in good tenable condition and repair, to keep the Property free from liens superior to the lien of this Contract, and to comply with all laws, ordinances and regulations affecting the Property.

Vendor agrees that in case the purchase price with interest and other moneys shall be fully paid and all conditions shall be fully performed at the times and in the manner above specified, Vendor will on demand, execute and deliver to the Purchaser, a Warranty Deed, in fee simple, of the Property, free and clear of all liens and encumbrances, except any liens or encumbrances created by the act or default of Purchaser, and except:

Purchaser agrees that time is of the essence and (a) in the event of a default in the payment of any principal or interest which continues for a period of 30 days following the specified due date or (b) in the event of a default in performance of any other obligation of Purchaser which continues for a period of 30 days following written notice thereof by Vendor (delivered personally or mailed by certified mail), then the entire outstanding balance under this contract shall become immediately due and payable in full, at Vendor's option and without notice (which Purchaser hereby waives), and Vendor shall also have the following rights and remedies (subject to any limitations provided by law) in addition to those provided by law or in equity: (i) Vendor may, at his option, terminate this Contract and Purchaser's rights, title and interest in the Property and recover the Property back through strict foreclosure with any equity of redemption to be conditioned upon Purchaser's full payment of the entire outstanding balance, with interest thereon from the date of default at the rate in effect on such date and other amounts due hereunder (in which event all amounts previously paid by Purchaser shall be forfeited as liquidated damages for failure to fulfill this Contract and as rental for the Property if purchaser fails to redeem); or (ii) Vendor may sue for specific performance of this Contract to compel immediate and full payment of the entire outstanding balance, with interest thereon at the rate in effect on the date of default and other amounts due hereunder, in which event the Property shall be auctioned at judicial sale and Purchaser shall be liable for any deficiency; or (iii) Vendor may sue at law for the entire unpaid purchase price or any portion thereof; or (iv) Vendor may declare this Contract at an end and remove this Contract as a cloud on title in a quiet-title action if the equitable interest of Purchaser is insignificant; and (v) Vendor may have Purchaser ejected from possession of the Property and have a receiver appointed to collect any rents, issues or profits during the pendency of any action under (i), (ii) or (iv) above. Notwithstanding any oral or written statements or actions of Vendor, an election of any of the foregoing remedies shall only be binding upon Vendor if and when pursued in litigation and all costs and expenses including reasonable attorneys fees of Vendor incurred to enforce any remedy hereunder (whether abated or not) to the extent not prohibited by law and expenses of title evidence shall be added to principal and paid by Purchaser, as incurred, and shall be included in any judgment.

Upon the commencement or during the pendency of any action of foreclosure of this Contract, Purchaser consents to the appointment of a receiver of the Property, including homestead interest, to collect the rents, issues, and profits of the Property during the pendency of such action, and such rents, issues, and profits when so collected shall be held and applied as the court shall direct.

Purchaser shall not transfer, sell or convey any legal or equitable interest in the Property (by assignment of any of Purchaser's rights under this Contract or by option, long-term lease or in any other way) without the prior written consent of Vendor unless either the outstanding balance payable under this Contract is first paid in full or the interest conveyed is a pledge or assignment of Purchaser's interest under this Contract solely as security for an indebtedness of Purchaser. In the event of any such transfer, sale or conveyance without Vendor's written consent, the entire outstanding balance payable under this Contract shall become immediately due and payable in full, at Vendor's option without notice.

Vendor shall make all payments when due under any mortgage outstanding against the Property on the date of this Contract (except for any mortgage granted by Purchaser) or under any note secured thereby, provided Purchaser makes timely payment of the amounts then due under this Contract. Purchaser may make any such payments directly to the Mortgagee if Vendor fails to do so and all payments so made by Purchaser shall be considered payments made on this Contract.

Vendor may waive any default without waiving any other subsequent or prior default of Purchaser.

All terms of this Contract shall be binding upon and inure to the benefits of the heirs, legal representatives, successors and assigns of Vendor and Purchaser. (If not an owner of the Property the spouse of Vendor for a valuable consideration joins herein to release homestead rights in the subject Property and agrees to join in the execution of the deed to be made in fulfillment hereof.)

Dated this 11th day of April, 1983.

Ralph Hendricksen (SEAL)

Ralph Hendricksen (SEAL)

Rodney F. Dupee (SEAL)

Rodney F. Dupee

Vickie L. Dupee (SEAL)

Vickie L. Dupee

AUTHENTICATION

Signature(s)

authenticated this day of 19

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

Stauber, Dehn, Wynia & Kissinger

(Signatures may be authenticated or acknowledged. Both are not necessary.)
Names of persons signing in any capacity should be typed or printed below their signatures.

ACKNOWLEDGMENT

STATE OF WISCONSIN

Wood County, ss.

Personally came before me this 11th day of April, 1983 the above named Rodney F. Dupee & Vickie L. Dupee husband and wife as joint tenants and Ralph Hendricksen

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

Notary Public Jean Kraus Wood County, Wis. My Commission is permanent. (If not, state expiration date: 3/24/83, 19)

WOL 523 PAGE 70

WOOD COUNTY, WIS. } ss

REGISTER'S OFFICE

Received for record the 15 day of
SEPT A D 1983 at 9:50
o'clock A.M. and recorded in Vol. 523
of Danda on Page 70

Walter D. Braun
Register

Pt N $\frac{1}{2}$ - SW fr $\frac{1}{4}$, 30-23-5E

517-807
CSM 2932

RETURN TO 400 c
Goetz

TF 2100

This Deed, made between Rodney F. Dupee and Vicki L. Dupee, a/k/a Vicki Dupee, husband and wife as joint tenants

Grantor, and Ralph Hinrichsen a/k/a Ralph Hendricksen

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Wood County, State of Wisconsin:

Lot Two (2) of Wood County Certified Survey Map No. 2932, being a part of the North One-half (N $\frac{1}{2}$) of the Southwest Fractional Quarter (SW Fr $\frac{1}{4}$) of Section 30, Town 23 North, Range 5 East.

Tax Parcel No:

All being in the Town of Sigel, Wood County, State of Wisconsin.

This deed is given in satisfaction of a land contract between the parties dated April 11, 1983 and recorded April 14, 1983 at 10:09 a.m. in Vol. 517 of Misc. Records at Page 807, document number 622049.

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

TRANSFER
\$ 21.00
FEE

Together with all and singular the hereditaments and appurtenances thereunto belonging; And Rodney F. Dupee and Vicki L. Dupee, a/k/a Vicki Dupee

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements for public utilities, recorded building and use restrictions and covenants

and will warrant and defend the same.

Dated this 9th day of September, 1983

(SEAL) Rodney F. Dupee (SEAL)
* Rodney F. Dupee
(SEAL) Vicki L. Dupee (SEAL)
* Vicki L. Dupee a/k/a Vicki Dupee

AUTHENTICATION

Signature(s) Rodney F. Dupee and Vicki L. Dupee, a/k/a Vicki Dupee

authenticated this 9th day of September, 1983

Jeffrey L. Huttenburg
* Jeffrey L. Huttenburg

TITLE: MEMBER STATE BAR OF WISCONSIN
XX
If not, authorized by XXXXXXXX Wisconsin State X

ACKNOWLEDGMENT

STATE OF WISCONSIN

County. } ss.
Personally came before me thisday of
....., 19..... the above named

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

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

THIS INSTRUMENT WAS DRAFTED BY

LUKAS, STARR, ZAPPEN & HUTTENBURG
Attorneys at Law
Wisconsin Rapids, WI 54494
(Signatures may be authenticated or acknowledged. Both are not necessary.)

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

682086

WOOD COUNTY, WIS. } ss.
REGISTER'S OFFICE }
Received for record the 18 day of
MAY A D 1988 at 10:10
o'clock A M. and recorded in Vol. 553
of MR on Page 541
Notar D. Braun
Registrar

SEPTIC TANK MAINTENANCE AFFIDAVIT

This affidavit made and entered into this 18 day of May, 1988, by Donald Fink known as owner(s) of property identified by Tax Key Number: 21-00588

WHEREAS, application has been made for a sanitary permit on the following described parcel, to wit:

N 1/2 fr SW 1/4, Sec. 30, Township 23 North, Range 5 East
Subdivision Name: Lot Number:
CSM Number: Lot Number:
Town/Municipality: Town of Sigel

Metes And Bounds Land Description

Prt N 709.5' of W 544.5' of N fr 1/2 SW 1/4 lvg Sly of hwy;
ex com inter sln hwy and wln 40, SE 551.8' to pob, SW 248.3',
E 119.5', N to hwy, W 17.5' to pob, exc S 145' of W 82'

AS OWNER(S) of the property described above, I (we) agree to submit to the County Zoning Office a certification form (to be provided by the County) every three years and signed by a Master Plumber, Master Plumber Restricted Sewer, a licensed septage hauler or licensed plumbing inspector. The form shall state and certify the following:

- 1). The current operating condition of the private sewage system.
- 2). That the septic tank was recently pumped by a licensed septic tank pumper or it was inspected and is less than one-third full of sludge and scum.

I(we), the undersigned, have read the above requirements and agree to maintain the private sewage system in accordance with applicable state standards.

This AFFIDAVIT is to run as a covenant with the deed and shall be so recorded at the expense of the owner(s) and be binding on all successors and assigns of said parcel of land.

OWNER(S)

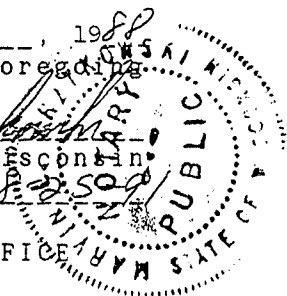
Donald Fink
Donald Fink

Date: 5/18/88
Date:

STATE OF WISCONSIN:

Personally came before me this 18th day of May, 1988 the above named person(s) who executed the foregoing instrument and acknowledge the same

Notary Public, State of Wisconsin
My commission expires



THIS INSTRUMENT DRAFTED BY THE WOOD COUNTY ZONING OFFICE

682086

695569

Boetz

VOL 575 PAGE 250

WARRANTY DEED

This Deed, made between Ralph Hinrichsen, a
single person

Grantor,
and Peoples State Bank of Pittsville, Wisconsin

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration
One (\$1.00) dollar and other valuable consideration
conveys to Grantee the following described real estate in Wood
County, State of Wisconsin:

WOOD CO. WIS.
Rene L. Krause was
'89 AUG 9 PM 4 07

RECORDED IN
VOL 575 Rec PAGE 250
REGISTER OF DEEDS

RETURN TO
400 C Boetz

Lot 2 of Wood County Certified Survey Map No.
2932, being a part of the North One-half of
the Southwest Fractional Quarter (N 1/2 - SW Fr'1 1/4)
of Section 30, Town 23 North, Range 5 East, All being
in the Town of Sigel, Wood County, State of Wisconsin.
Now known as Lot 2 of Wood County Certified Survey Map No. 3223

Tax Parcel No:

FEE
14
EXEMPT

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Ralph Hinrichsen
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances ~~xxxxxx~~

and will warrant and defend the same.

Dated this 24th day of July, 1989

..... (SEAL) Ralph Hinrichsen (SEAL)

* * Ralph Hinrichsen

..... (SEAL) (SEAL)

* *

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s)

STATE OF WISCONSIN
Wood } ss.
County.

authenticated this day of, 19.....

Personally came before me this 24th day of
July, 1989 the above named
Ralph Hinrichsen

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

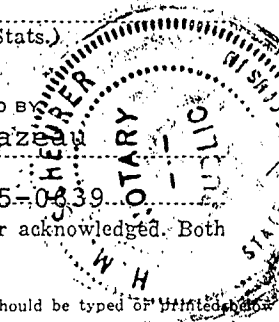
to me known to be the person who executed the
foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY
Atty. Nicholas J. Brazeau
PO Box 639

H.M. Scheurer
H.M. Scheurer

Wis. Rapids, WI 54495-0639
(Signatures may be authenticated or acknowledged. Both
are not necessary.)

Notary Public Wood County, Wis.
My Commission is permanent. (If not, state expiration
date: 4-28, 1991...)



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

Party

AFFIDAVIT

STATE OF WISCONSIN)
 (ss.
COUNTY OF WOOD)

Ralph Hinrichsen, being first duly sworn, deposes and says that he is the identical party who made, executed and delivered that certain deed to Peoples State Bank dated the 24th day of July, 1989, conveying the following described property, to-wit:

Lot 2 of Wood County Certified Survey Map No. 2932, being part of the North One-Half of the Southwest Fractional Quarter (N 1/2 - SW Fr'1 1/4) of Section 30, Town 23 North, Range 5 East. All being in the Town of Sigel, Wood County, State of Wisconsin. Now known as Lot 2 of Wood County Certified Survey Map No. 3223.

That the aforesaid deed was an absolute conveyance of the title to said premises to the grantee named therein in effect as well as in form, and was not and is not now intended as a mortgage, trust conveyance, or security of any kind, and that possession of said premises has been surrendered to the said grantee; that the consideration in the aforesaid deed was and is the full cancellation of all debts, obligations, costs and charges heretofore existing under and by virtue of the terms of a certain mortgage heretofore existing on the property therein and hereinbefore described, executed by Ralph Hinrichsen as mortgagor dated the 1st day of July, 1988, and recorded July 11, 1988, in Volume 541 of Mortgages, Page 231,

of the records of the Register of Deeds of Wood County, State of Wisconsin, and the cancellation of record by said grantee of said mortgage, and the delivery to this affiant of the note or other evidence of debt secured by said mortgage, duly cancelled, receipt of which said cancelled note is hereby acknowledged.

That the aforesaid deed and conveyance was made by the deponent as the result of his request that the grantee accept such deed and was his free and voluntary act; that at the time of making said deed the deponent felt and still feels that the mortgage indebtedness above mentioned represented a fair value of the property so deeded; that said deed was not given as a preference against any other creditors of the deponent; that at the time it was given there was no other person or persons, firms or corporations, other than the grantee therein named interested, either directly or indirectly, in said premises; that the deponent is solvent and has no other creditors whose rights would be prejudiced by such conveyance, and that deponent is not obligated upon any bond or other mortgage whereby any lien has been created or exists against the premises described in said deed (except the mentioned mortgage); and that deponent in offering to execute the aforesaid deed to the grantee therein, and in executing same, was not acting under any misapprehension as to the effect thereof, nor under any duress, undue influence, or misrepresentation by the grantee or the attorney of the grantee

in said deed, and that it was the intention of the deponent as grantor in said deed to convey and by said deed the deponent did convey to the grantee therein all his right, title, and interest absolutely in and to the premises described in said deed.

This affidavit is made for the protection and benefit of the aforesaid grantee in said deed, its successors and assigns, and all other parties hereafter dealing with or who may acquire an interest in the property described therein, and shall bind the respective heirs, executors, administrators and assigns of the undersigned.

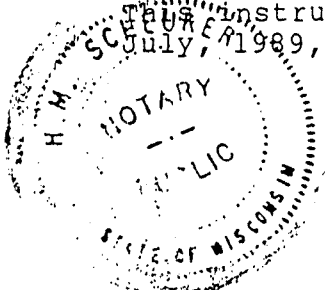
Dated this 24th day of July, 1989.

Ralph Hinrichsen

 Ralph Hinrichsen

State of Wisconsin)
) (ss.
 County of Wood)

This instrument was acknowledged before me on this 24th day of July, 1989, by Ralph Hinrichsen.



H. M. Scherer

 Notary Public, Wood County, WI.
 My Commission Expires: 4-28-91

This Instrument Drafted:
 Atty. Nicholas J. Brazeau
 Attorney at Law
 PO Box 639
 Wisconsin Rapids, WI 54495-0639

0678d

695570

WOOD CO. WIS.

'89 AUG 9 PM 4 10

RECORD IN
VOL 575 Rec PAGE 251
REGISTER OF DEEDS

Rene L. Krause
WRO

1 VOL 575 PAGE 251

800 c Gaetz

STATE OF WISCONSIN)
 (ss.
COUNTY OF WOOD)

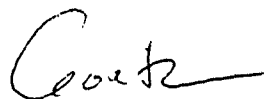
Nicholas J. Brazeau, being first duly sworn, states as follows:

1. That he is attorney for the Peoples State Bank of Pittsville, Wisconsin.

2. That he prepared a Warranty Deed and Wisconsin Real Estate Transfer Return by which Ralph Hinrichsen was to convey property to the Peoples State Bank of Pittsville, Wisconsin, which represented a deed in lieu of foreclosure.

3. In conjunction with the preparation of the deed and transfer return, affiant also prepared an affidavit regarding Mr. Hinrichsen's willingness to convey the property described on Exhibit A attached hereto and incorporated herein by reference.

4. Mr. Hinrichsen executed and delivered the deed, transfer return, and affidavit on July 24, 1989, to Peoples State Bank of Pittsville, Wisconsin, at which time the conveyance and transaction were complete.



5. This affidavit is made for the purpose of clarifying and correcting title to the premises described on Exhibit A attached hereto.

Dated this 14th day of August, 1989.

Nicholas J. Brazeau

Nicholas J. Brazeau

Subscribed and sworn to before
me this 14th day of August, 1989.
Carol A. Delis

Carol A. Delis, Notary Public
County of Wood, Wisconsin
My commission expires 2/03/91.

This instrument drafted by:
ATTY. NICHOLAS J. BRAZEAU
PO Box 639
Wisc. Rapids, WI 54495-0639

NJB:crd:0360D

Lot 2 of Wood County Certified Survey Map No. 2932, being part of the North One-Half of the Southwest Fractional Quarter (N 1/2 - SW Fr'1 1/4) of Section 30, Town 23 North, Range 5 East. All being in the Town of Sigel, Wood County, State of Wisconsin. Now known as Lot 2 of Wood County Certified Survey Map No. 3223.

EXHIBIT A

695930

WOOD CO. WIS.

'89 AUG 21 PM 1 59

RECORD IN
VOL. 575 PAGE 901
REGISTER OF DEEDS

Rene L. Krause

VOL 575
PAGE 904

see back

VOL 577 PAGE 168

This Deed, made between Peoples State Bank of
Pittsville, Wisconsin

WOOD CO. WIS.

Grantor,
and Donald F. Fink, a single person

89 SEP 12 PM 3 42

RECORD IN
VOL. 577 PAGE 168
REGISTER OF DEEDS

Grantee,
Witnesseth, That the said Grantor, for a valuable consideration
One (\$1.00) Dollar and other valuable consideration
conveys to Grantee the following described real estate in Wood
County, State of Wisconsin:

Rene L. Krause
RETURN TO
400C
Goetz

Lot 2 of Wood County Certified Survey Map No. 2932, being a part of the North One-half of the Southwest Fractional Quarter (N 1/2 - SW Fr'1 1/4) of Section 30, Town 23 North, Range 5 East, All being in the Town of Sigel, Wood County, State of Wisconsin. Now known as Lot 2 of Wood County Certified Survey Map No. 3223.

Tax Parcel No:

TRANSFER
\$18.00
FEE

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Peoples State Bank
warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
recorded easements and public utilities, recorded building
restrictions and covenants
and will warrant and defend the same.

Dated this 25th day of August, 1989

PEOPLES STATE BANK

(SEAL)

(SEAL)

BY: *

B.J. Iverson, Pres.

(SEAL)

(SEAL)

ATTEST: *

H.M. Scheuren Secretary

AUTHENTICATION

Signature(s)

authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Atty. Nicholas J. Brazeau
PO Box 639
Wisconsin Rapids, WI 54495-0639
(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Wood County.

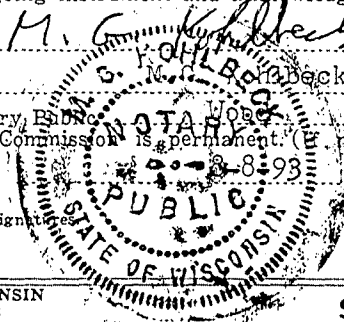
ss.

Personally came before me this 25th day of
August, 1989 the above named

B.J. Iverson, Pres. and H.M. Scheurer,
Secretary

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

Notary Public
My Commission is permanent (not, state expiration
date: 8-93, 19.....)



*Names of persons signing in any capacity should be typed or printed below their signature

ACCESS COVENANT

In order to further the orderly layout and use of land; to lessen congestion in the streets and highways; to provide for proper ingress and egress; and for the purpose of providing for the safety of travel upon and entrance into and departure from the state trunk highway designated as STH 13-73, all in accordance with the provisions of Sec. 86.07(2), Wis. Statutes., Chapter Hy 31, Wis. Admin. Code, the undersigned owners of the lands described as:

WOOD CO. WIS.

Peter L. Krause
'90 JAN 5 PM 2 36

RECORD IN
VOL. 583 Rec PAGE 89
REGISTER OF DEEDS
4885 Hwy 13 No Vasperu
For Official Use Only
5448

NW 1/4 of SW 1/4, Sec. 30, Township 23 North, Range 5 East
Subdivision: _____ Lot No. _____ Blk No. _____
CSM # 4427 Lot No. 2 as recorded in Vol. 15 Page 227
Town/Municipality: Sigel, County of Wood

Metes And Bounds Land Description

hereby covenant and agree as follows:

(1) No direct vehicular access between the above described lots and STH 13-73 shall be permitted except by way of one access point per lot.

(2) It is expressly agreed by the undersigned owners that these covenants shall run with the land and shall forever bind themselves, their heirs, administrators, executors, and assigns until said covenant or any part thereof are released in writing by the Department of Transportation.

IN WITNESS WHEREOF the undersigned owners of the premises above described have caused these covenants to be reduced to writing and signed by them this 5TH day of JANUARY, 19 90.

OWNER(S) *Don Fink*
Don Fink

STATE OF WISCONSIN)
WOOD COUNTY)

Personally came before me this 5th day of JANUARY, 1990 the above named person(s) who executed the foregoing instrument and acknowledge the same.

Marvin Krzykowski
Marvin Krzykowski
Notary Public, State of Wisconsin
My commission expires 8-25-94

