

**From:** Natalie Bussan <nbussan@cjmmlaw.com>  
**Sent:** Thursday, October 28, 2021 2:18 PM  
**To:** Saliars, Gwen N - DNR; Ron Barger  
**Subject:** RE: Request Legal Descriptions from Quit Claim Deeds for Skrzypek Property (Former), BRRTS #02-39-001676  
**Attachments:** Deed.PDF; QuitClaimDeed to Properties LLC.pdf; Deed Affidavit 2000.pdf

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Attached are the latest deed, the transfer to Properties, LLC and the DNR recording.

**Natalie T. Bussan** | Attorney  
Cross, Jenks, Mercer & Maffei LLP  
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P.O. Box 556  
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Website: [www.cjmmlaw.com](http://www.cjmmlaw.com)  
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SCHEDULE A CALL OR APPOINTMENT WITH NATALIE: [CLICK HERE](#)



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**From:** Saliars, Gwen N - DNR <[gwen.saliars@wisconsin.gov](mailto:gwen.saliars@wisconsin.gov)>  
**Sent:** Thursday, October 28, 2021 10:34 AM  
**To:** Ron Barger <[rbarger@co.marquette.wi.us](mailto:rbarger@co.marquette.wi.us)>  
**Cc:** Natalie Bussan <[nbussan@cjmmlaw.com](mailto:nbussan@cjmmlaw.com)>  
**Subject:** Request Legal Descriptions from Quit Claim Deeds for Skrzypek Property (Former), BRRTS #02-39-001676

Good morning,

I am working through the process of rescinding the notice of contamination that was previously applied to the above referenced property, and am at the step of verifying the legal description. Back in 2018, the

County sent DNR a variety of legal documents including the tax deed and the two quit claim deeds for the property (seen in the attached document). However, the two quit claim deeds, document #293979 and #288693, included the legal descriptions as attachments which were not sent to DNR. In order to complete the deed notice rescinding the notice of contamination I need to check those legal descriptions. Would you be able to re-send the two quit claim documents including the attachments with the legal descriptions? Reach out with any questions. Thank you,

**We are committed to service excellence.**

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

### Gwen Saliaries

Hydrogeologist

Remediation and Redevelopment Program

Wisconsin Department of Natural Resources

625 E County Rd Y, STE. 700

Oshkosh, WI 54901

Phone: (920) 510-4343

[gwen.saliaries@wisconsin.gov](mailto:gwen.saliaries@wisconsin.gov)



AFFIDAVIT

VOL. 380 PAGE 204

223867

Document Number

Legal Description of the Property:

A parcel of land located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Eight (8), Township fifteen (15) North, Range Ten (10) East, described as follows: Beginning at a point on the quarter line of said Section Eight (8) which is South 89° 50' East 520.22 feet from the West one-quarter corner thereof; thence North 1° 41' East 352.60 feet to the center of County Trunk Highway "B"; thence Southeasterly along the center of County Trunk Highway "B" to said quarter line; thence West along said quarter line to the point of beginning, and excepting therefrom the right-of-way of County Trunk Highway "B" and the right-of-way of State Trunk Highway 23, Town of Montello, Marquette county, Wisconsin.

REGISTER'S OFFICE,

Marquette County, Wis.

Received for Record, the 31 day of August A.D. 2000 at 10:25 o'clock A.M., and recorded in Vol. 380 of Records on page 204

Bernice M. Wegner

Recording Area

Name and Return Address:

Kevin D. McKnight
WI Department of Natural Resources
625 E. CTY Y, Suite 700
Oshkosh, WI 54901-9731 \$12.00

As described in Volume 138, page 874, Marquette County Register of Deeds.

STATE OF WISCONSIN )
COUNTY OF Winnebago )

Parcel Identification Number (PIN)

I, Kevin D. McKnight, 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 Oshkosh Service Center, 625 E. County Rd Y, Suite 700, City of Oshkosh, Winnebago 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 product discharged to the property which is located on CTY B and STH 23 in the city of Montello, County of Marquette, and which has the above captioned legal description, has contaminated soil and groundwater in the vicinity. The property is listed as owned by Stanley F. Skrzypek and Bernice Skrzypek, husband and wife, as joint tenants, on the most recent deed at the Marquette County Register of Deeds.
4. The Department believes that removal or treatment of the contaminated soil, and/or groundwater monitoring, are required on the property under the authority of s. 292.11(3), Wisconsin Statutes.
5. On October 18, 1995, the Department sent a letter to Stanley and Charles Skrzypek, which advised them of the statutory requirement to restore the environment at that location. The Department received an inadequate response to that letter.
6. On June 17, 1999, the Department sent a Notice of Violation to Stanley and Charles Skrzypek concerning his responsibility to address the contamination. That Notice of Violation was returned to the Department as

**AFFIDAVIT – Page 2 of 2**


In Re: Property Located in the  
Town of Montello, Marquette County,  
described above:

unclaimed. The Department resent the Notice of Violation on August 17, 1999. Department records indicate that no investigation or cleanup of the petroleum contamination occurred as a result of these activities.

7. On November 23, 1999, the Department sent a certified letter to Stanley Skrzypek, 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 December 3, 1999. The Department received a response from Charles Skrzypek, on behalf of his father Stanley Skrzypek informing the Department that Stanley Skrzypek was financially unable to proceed with a investigation or cleanup at this time and understood the need for a deed affidavit.
  
8. On April 13, 2000, the Department sent a certified letter to Stanley Skrzypek, which advised that the Department would record an affidavit on the property deed. This letter was resent with a affidavit of mailing following the return of the April 13, 2000 mailing as unclaimed.
  
9. As the Department believes that petroleum contamination currently found in the soil on the property with the above legal description, 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), Wis. Stats.

  
\_\_\_\_\_  
**Hydrogeologist**

Subscribed and sworn to before me this 14th day of August, 2000, 1999.

  
\_\_\_\_\_  
Notary Public, State of Wisconsin  
My commission expires on: 10-21-2001

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

2

293979

State Bar of Wisconsin Form 3 - 2003

QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between Properties LLC
("Grantor," whether one or more),
and Marquette County
("Grantee," whether one or more).

Grantor, quit claims to Grantee the following described real estate, together
with the rents, profits, fixtures and other appurtenant interests, in
Marquette County, State of Wisconsin ("Property")
(if more space is needed, please attach addendum):
See Attached Description.

(Property was formerly owned by Stanley F. Skrzypek
and Charles Skrzypek.)

This rescinds the deed from Marquette County to
Properties LLC dated October 28, 2011 and recorded
on October 28, 2011 as document number 288693.

DOCUMENT NUMBER 293979
Marquette County
Bette L. Krueser
Register of Deeds
Recorded on 01/30/2013
at 11:15 AM
Transfer fee \$0.00
Exempt # 2g

Recording Area
Name and Return Address
Diana Campbell
Marquette County Treasurer
P.O. Box 186
Montello, WI 53949

5100151007470

Parcel Identification Number (PIN)

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

Dated January 29, 2013
Diana Campbell (SEAL)
\*Diana Campbell, County Treas.

Cynthia Miller (SEAL)
\*Cynthia Miller, Dep. Co Treas.

AUTHENTICATION

Signature(s)
authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not,
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Patricia Adkins

Gary Sorensen (SEAL)
\*Gary Sorensen, County Clerk

R. Dennis Whitemarsh (SEAL)
\*R. Dennis Whitemarsh, Agent

ACKNOWLEDGMENT

STATE OF WISCONSIN )
Marquette COUNTY ) ss.
Personally came before me on 1/29/13
the above-named Diana Campbell, Cynthia Miller,
Gary Sorensen & R. Dennis Whitemarsh

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

Nadine F. Klapoetke (SEAL)
\*Nadine F. Klapoetke, Notary Public
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 5/17/2015)

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

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
QUIT CLAIM DEED STATE BAR OF WISCONSIN

FORM No. 3-2003

\*Type name below signatures.

293979

DESCRIPTION ATTACHMENT – TAX DEED

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4-NW 1/4) of Section 8, Township 15 North, Range 10 East, City of Montello, Marquette County, Wisconsin, described as follows:

Beginning at a point on the quarter line of said Section 8 which is S 89 degrees 50' E, 520.22 feet from the West one-quarter corner thereof; thence N 01 degrees 41' E, 352.60 feet to the center of C.T.H. "B"; thence Southeasterly along the center of C.T.H. "B" to said quarter line; thence West along said quarter line to the point of beginning, and EXCEPTING THEREFROM the right of way of County Highway "B" and right of way of State Trunk Highway 23, Town of Montello, Marquette County, Wisconsin.

288693

State Bar of Wisconsin Form 3-2003  
QUIT CLAIM DEED

Document Number

Document Name

DOCUMENT NUMBER 288693  
Marquette County  
Sette L. Krueger  
Register of Deeds  
Recorded on 10/28/2011  
at 11:40 AM

THIS DEED, made between Marquette County  
 ("Grantor," whether one or more),  
and Properties LLC  
 ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the  
rents, profits, fixtures and other appurtenant interests, in Marquette  
County, State of Wisconsin ("Property") (if more space is needed, please attach  
addendum):

See Attached Description

(Property was formerly owned by Stanley F. Skrzypek  
and Charles Skrzypek)

Recording Area

Name and Return Address  
Diana Campbell  
Marquette County Treasurer  
P.O. Box 186  
Montello, WI 53949

5100151007470

Parcel Identification Number (PIN)

This is not homestead property  
~~is~~ (is not)

Exempt from fee and return per Wis. Stats. 77.25(4)

Dated October 28, 2011

Diana Campbell (SEAL)  
\* Diana Campbell, County Treasurer

Donna J. Seddon (SEAL)  
\* Donna J. Seddon, County Clerk

Cynthia Miller (SEAL)  
\* Cynthia Miller, Dep. Co. Treasurer

Brent Miller (SEAL)  
\* Brent Miller, Administrative Coordinator

AUTHENTICATION

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

\*  
TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

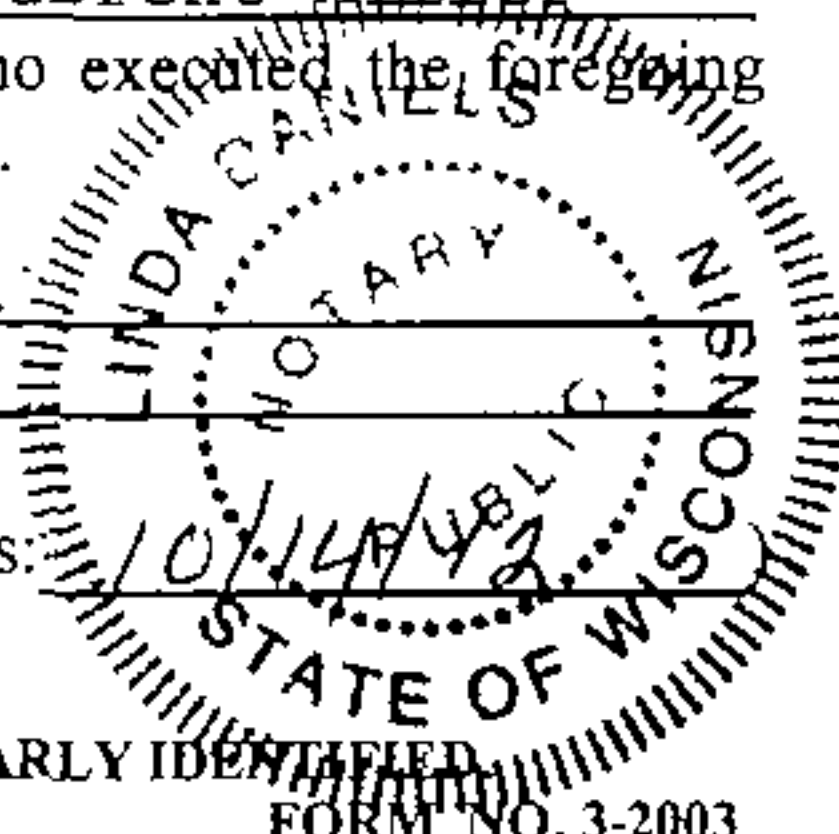
THIS INSTRUMENT DRAFTED BY:  
Cynthia Miller  
Deputy County Treasurer

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
MARQUETTE COUNTY )

Personally came before me on October 28, 2011,  
the above-named Diana Campbell, Donna J.  
Seddon, Cynthia Miller and Brent Miller  
to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

Linda Daniels  
\* Linda Daniels  
Notary Public, State of Wisconsin  
My Commission (is renewed) (expires: 10/14/12)



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

\* Type name below signatures.

288693

## DESCRIPTION ATTACHMENT – TAX DEED

A parcel of land located in the Southwest Quarter of the Northwest Quarter (SW 1/4-NW 1/4) of Section 8, Township 15 North, Range 10 East, City of Montello, Marquette County, Wisconsin, described as follows:

Beginning at a point on the quarter line of said Section 8 which is S 89 degrees 50' E, 520.22 feet from the West one-quarter corner thereof; thence N 01 degrees 41' E, 352.60 feet to the center of C.T.H. "B"; thence Southeasterly along the center of C.T.H. "B" to said quarter line; thence West along said quarter line to the point of beginning, and EXCEPTING THEREFROM the right of way of County Highway "B" and right of way of State Trunk Highway 23, Town of Montello, Marquette County, Wisconsin.