

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Bright Horizon Properties, LLC, a Wisconsin limited liability company
 _____ (“Grantor,” whether one or more),
 and West River Lofts LLC, a Wisconsin limited liability company
 _____ (“Grantee,” whether one or more).

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Manitowoc County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

LOT 2 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 35 OF CERTIFIED SURVEY MAPS, PAGE 307 AS DOCUMENT NO. 1245957, BEING LOTS 1-6, BLOCK 83, LOTS 1-5, EXCEPT THE WEST 15 FEET OF LOT 5, BLOCK 84 AND LOTS 1-4, BLOCK 88, ORIGINAL PLAT CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN.

Recording Area

Name and Return Address
 West River Lofts LLC
 c/o Godfrey & Kahn, S.C.
 Attn: Marvin C. Bynum II
 833 E. Michigan St., Suite 1800
 Milwaukee, WI 53202

053-000-083-011-04
 Parcel Identification Number (PIN)

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

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing, and those permitted exceptions shown on Exhibit B attached hereto.

Dated as of February 9, 2022.
 Bright Horizon Properties, LLC
 By: Schenian Enterprise Holdings, Inc.,
 Its: Sole Member
 _____ (SEAL) [Signature] _____ (SEAL)
 * _____ * Steven R. Schenian, President

_____ (SEAL) _____ (SEAL)
 * _____ *

AUTHENTICATION

Signature(s) _____
 authenticated on _____
 * _____
 TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____
 authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Colleen Boyle on behalf of First American Title NCS
State Bar No. 1088062

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
 COUNTY) Manitowoc
 Personally came before me on February 8, 2022,
 the above-named Steven R. Schenian

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

 * [Signature]
Janelle Fischer
 Notary Public, State of Wisconsin
 My Commission (is permanent) (expires: 5-10-2025)

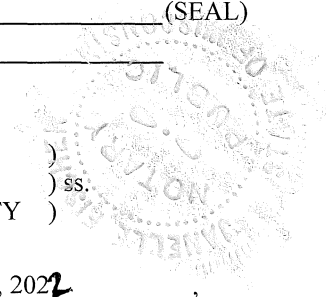


EXHIBIT B

Permitted Exceptions

1. Taxes, general and special for the year 2022, not now due and payable.
2. Rights of the public in any portion of the Property lying below the ordinary high water mark of any creek, river, stream, pond, lake or other public body of water.
3. Rights for entrance to, maintenance, construction, or repair of any utility structures, improvements or services which may be under the surface of the portion of the Property laying within vacated West Street, Monroe Street and Fourteenth Street, pursuant to Section 66.1005(2) (a) Wisconsin Statutes.
4. Utility Easement to Wisconsin Public Service Corporation, a Wisconsin corporation, dated June 12, 1956, recorded/filed July 02, 1956 in Volume 284, Page 127 as Document No. 352633.
5. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges of fees due and payable on the development or improvement of the Property.
6. Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any.
7. Rights of tenants, as tenants only, under unrecorded, unexpired residential leases with no rights to purchase or rights of first refusal.
8. 40' Utility Easement delineated on Certified Survey Map in Volume 35 of Certified Survey Maps, Page 307 as Document No. 1245957.