

State Bar of Wisconsin Form 2-2003
WARRANTY DEED



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Tx:8143875

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

Document Number

Document Name

THIS DEED, made between CAH CO LLC, a Wisconsin limited liability company

("Grantor," whether one or more), and VILLAGE OF DEFOREST, a municipal corporation

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

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT A.

SEE ADDITIONAL LANGUAGE RELATING TO QUITCLAIM OF PROPERTY ON ATTACHED EXHIBIT B.

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Name and Return Address
**Attorney Allen D. Reuter
Reuter, Whitish & Cole, S.C.
44 E. Mifflin St., Suite 306
Madison, WI 53703**

SEE ATTACHED EXHIBIT A

Parcel Identification Number (PIN)

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

Exceptions to warranties: **municipal and zoning ordinances; general taxes levied in 2010 and thereafter; and all matters set forth on the attached Exhibit C.**

Dated December 28, 2010

CAH CO LLC

By: Hooper Corporation, Sole Member

By:

G. F. Davie, President

(SEAL)

(SEAL)

* _____

* _____

(SEAL)

(SEAL)

* _____

* _____

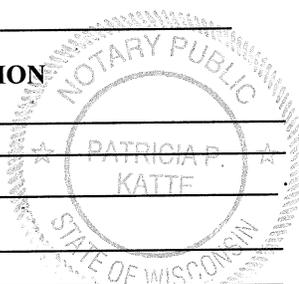
AUTHENTICATION

Signature(s) _____

authenticated on _____

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

THIS INSTRUMENT DRAFTED BY:
**Attorney Harvey L. Temkin of
Reinhart Boerner Van Deuren s.c.**



ACKNOWLEDGMENT

STATE OF WISCONSIN)

DANE) COUNTY)

Personally came before me on December 28, 2010
the above-named G. F. Davie, as President of Hooper Corporation, the Sole Member of CAH CO LLC

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

Patricia P. Katte
* PATRICIA P. KATTE
Notary Public, State of Wisconsin

My commission (is permanent) (expires: 09/01/2013)

T-2,850,000
(8550.00)

7

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

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

WARRANTY DEED

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FORM NO. 2-2003

*Type name below signatures.

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EXHIBIT A TO WARRANTY DEED

LEGAL DESCRIPTION OF PROPERTY

PARCEL A:

Located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 8, Town 9 North, Range 10 East, Village of DeForest, Dane County, Wisconsin described as follows:

Commencing at the East 1/4 Corner of Section 8; thence S89°16'28"W along the East-West 1/4 line of said Section 8, 62 feet more or less to the west right-of-way line of USH 51 as established by the State of Wisconsin Department of Transportation, Right of Way Project No. 6030-00-21 and the POINT OF BEGINNING;
thence continuing S89°16'28"W along said East-West 1/4 line of Section 8, 2752 feet more or less to a point 278.9 feet east of the intersection of the east right-of-way line of Grinde Road (AKA North Stevenson Street) and said East-West 1/4 line; thence Northwesterly 238.2 feet more or less to a point on a curve along the east right-of-way line of said Grinde Road (AKA North Stevenson Street); thence Northeasterly along said easterly right-of-way line of Grinde Road (AKA North Stevenson Street) and along the arc of said curve to the right with a central angle of 02°02'14", a radius of 798.47 feet and a long chord of N36°13'48"E, 28.39 feet; thence continuing along said easterly right-of-way line N37°14'55"E, 1033.22 feet to the easterly extension of the centerline of Yahara Road; thence N83°19' 59" W along said centerline of said Yahara Road, 66 feet more or less to the westerly right-of-way line of Grinde Road; thence N38°51'30"E along said westerly right-of-way line of Grinde Road, 496 feet more or less to the south line of the NW 1/4 of the NE 1/4 of Section 8; thence N88°22'31" E along said south line of the NW 1/4 of the NE 1/4 of Section 8 and the south line of CSM No. 7018, 808.8 feet more or less to the northeast corner of the SW 1/4 of the NE 1/4 of Section 8; thence Southerly along the east line of said SW 1/4 of the NE 1/4 of Section 8, 659 feet more or less to the northwest corner of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 8; thence Easterly along the north line of said South 1/2 of the SE 1/4 of the NE 1/4 of Section 8, 1277 feet more or less to the west right-of-way line of USH 51 as established by the State of Wisconsin Department of Transportation, Right of Way Project No. 6030-00-21; thence Southerly along the said west right-of-way line of USH 51, 659 feet more or less to the POINT OF BEGINNING.

Tax Parcel No. 118/0910-081-9002-1

118/0910-081-9691-1

118/0910-082-9875-1

PARCEL B:

A parcel of land located in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, and the NE 1/4 of the SW 1/4 and the SW 1/4 of the NE 1/4, all located in Section 8, T9N, R10E in the Village of DeForest, Dane County, Wisconsin.

Commencing at the West 1/4 corner of said Section 8; thence N89°16'28" E, along the East-West Quarter section line, 1307.26 feet to a meander line of the Yahara River, thence along said meander line for the next four courses; N 47°39'36" E, 170.18 feet; thence N 38°30'52" E, 123.12 feet; thence N 01°59'53" W 340.20 feet; thence N55°45'22" W, 239.76 feet to end of said meander line; thence N 02°13'58" W, 442.01 feet to the centerline of East Yahara Road; thence

S 83°19'59" E, along said centerline 1621.63 feet to the Easterly right-of-way of Grinde Road; thence S 37°14'55" W along said easterly right-of-way 1033.22 feet to a point of curve; thence along the arc of a curve and said easterly right-of-way, concaved easterly, having a radius of 798.47 feet and a long chord bearing S 36°13'48" W, a distance of 28.39 feet to existing village limits; thence N65°51'05" W, 33.60 feet to a point on the centerline of Grinde Road; thence S 30°05'36" W along said centerline 135.50 feet to a point 20.5 feet south of and parallel to East-West Quarter section line; thence S 89°15'04" W along a line located 20.5 feet South of and being parallel with said section line, 833.74 feet to the West line of the NE 1/4 of the SW 1/4; thence N 01° 36' 27" W along said quarter line 20.54 feet to a point on said section line and quarter line; thence S 89°16' 28" W along said section line 10.84 feet to said meander line and the point of beginning. Said parcel includes all land between the centerline of the Yahara River and said meander line.

Tax Parcel No. 118/0910-081-9170-1
118/0910-083-8051-1
118/0910-082-9650-1
118/0910-082-9450-1

EXHIBIT B TO WARRANTY DEED

QUITCLAIM LANGUAGE RELATING TO PROPERTY

Grantor also hereby quitclaims to Grantee the property described as follows, to the extent the following "as surveyed" legal description does not exactly describe the Property described on the attached Exhibit A:

PARCEL A:

Located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NE 1/4 and the SE 1/4 of the NW 1/4 of Section 8, Town 9 North, Range 10 East, Village of DeForest, Dane County, Wisconsin described as follows: Commencing at the East 1/4 Corner of Section 8; thence S89°40'13"W, 62.29 feet along the East-West 1/4 line of said Section 8 to an existing 3/4" Iron Rod at the west right-of-way line of USH 51 as established by the State of Wisconsin Department of Transportation, Right of Way Project No. 6030-00-21 and the Point of Beginning; thence S89°40'25"W, 687.92 feet to an existing 3/4" Iron Rod at the easterly right-of-way of Burton Drive; thence continuing S89°40'25"W, 75.00 feet to an existing 3/4" Iron Rod at the westerly right-of-way of Burton Drive; thence continuing S89°40'25"W, 766.41 feet to an existing 3/4" Iron Rod at the easterly right-of-way of Stokely Drive; thence S89°40'40"W, 70.08 feet to an existing 3/4" Iron Rod at the westerly right-of-way of Stokely Drive; thence S89°39'58"W, 1152.07 feet to an existing 1" Iron Pipe that is 278.9 feet east of the intersection of the east right-of-way line of Grinde Road (AKA North Stevenson Street) and the East-West 1/4 line of Section 8; thence N65°26'08"W, 237.25 feet to an existing 1" Iron Pipe at a point on a curve along the east right-of-way line of said Grinde Road; thence Northeasterly along said easterly right-of-way line of Grinde Road along the arc of a curve to the right with a central angle of 00°23'20", a radius of 798.47 feet and a long chord of N37°27'15"E, 5.42 feet to an existing 3/4" Iron Rod at the end of said curve; thence continuing N37°38'55"E, 1033.22 feet along said easterly right-of-way line to an existing 3/4" Iron Rod at the easterly extension of the centerline of Yahara Road; thence N82°55'38"W, 77.34 feet to a PK Nail at the intersection of said easterly extension of the centerline of Yahara Road and the extension of the westerly right-of-way line of Grinde Road; thence N38°29'46"E, 498.90 feet along said westerly right-of-way line of Grinde Road to an existing 3/4" Iron Rod on the south line of the NW 1/4 of the NE 1/4 of Section 8; thence N89°36'34"E, 84.82 feet along said south line of the NW 1/4 of the NE 1/4 of Section 8 to an existing 1" Iron Pipe on the easterly right-of-way of Grinde Road; thence continuing N89°36'34"E, 723.90 feet along

said south line of the NW 1/4 of the NE 1/4 of Section 8 to an existing 1" Iron Pipe at the northeast corner of the SW 1/4 of the NE 1/4 of Section 8; thence S01°01'26"E, 659.09 feet along the east line of said SW 1/4 of the NE 1/4 of Section 8 to an existing 3/4" Iron Rod at the northwest corner of the South 1/2 of the SE 1/4 of the NE 1/4 of Section 8; thence S89°37'59"E, 1277.09 feet along the north line of said South 1/2 of the SE 1/4 of the NE 1/4 of Section 8 to an existing 3/4" Iron Rod at the westerly right-of-way line of USH 51 as established by the State of Wisconsin Department of Transportation, Right of Way Project No. 6030-00-21; thence S01°51'56"W, 195.14 feet along the said westerly right-of-way line of USH 51 to an existing 3/4" Iron Rod; thence S00°57'48"E, 464.90 feet along the said westerly right-of-way line of USH 51 to an existing 3/4" Iron Rod and the Point of Beginning

PARCEL B:

A parcel of land located in the SW 1/4 of the NW 1/4, the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4, and the SW 1/4 of the NE 1/4 of Section 8, T9N, R10E, Village of DeForest, Dane County, Wisconsin. Commencing at the West 1/4 corner of said Section 8; thence N89°40'25"E, 1307.43 feet along the southerly line of the SW 1/4 of the NW 1/4 of Section 8 to an existing 3/4" Iron Rod at the beginning of a meander line of the Yahara River and the Point of Beginning, thence along said meander line for the next four courses; N48°03'57"E, 169.95 feet to an existing 3/4" Iron Rod; thence N38°55'13"E, 123.12 feet to an existing 3/4" Iron Rod; thence N01°35'32"W, 340.20 feet to an existing 3/4" Iron Rod; thence N55°21'01"W, 239.76 feet to an existing 3/4" Iron Rod at the end of said meander line and the west line of the SE 1/4 of the NW 1/4 of Section 8; thence N01°49'37"W, 408.61 feet along said west line to a 3/4" Iron Rod on the southerly right-of-way of Yahara Road; thence continuing N01°49'37"W, 33.40 feet along said west line to a PK Nail at the centerline of Yahara Road; thence S82°55'38"E, 1544.29 feet along said centerline of Yahara Road to an existing PK Nail at the westerly extension of the right-of-way of Grinde Road; thence continuing S82°55'38"E, 77.34 feet along the extension of said centerline of Yahara Road to an existing 3/4" Iron Rod at the easterly right-of-way of Grinde Road; thence S37°38'55"W, 1033.22 feet along said easterly right-of-way to an existing 3/4" Iron Rod at the point of curvature; thence continuing along said easterly right-of-way along the arc of a curve to the left having a radius of 798.47 feet and a long chord which bears S37°27'15"W, 5.42 feet to an existing 1" Iron Pipe; thence N65°26'08"W, 33.83 feet to an existing PK Nail at a point on the centerline of Grinde Road; thence S31°15'42"W, 158.26 feet along said centerline to an existing PK Nail at a point 20.5 feet south of and parallel to southerly line of the SE 1/4 of the NW 1/4 of Section 8; thence S89°40'22"W, 36.59 feet along a line located 20.5 feet south of and being parallel to the southerly line of the SE 1/4

of the NW 1/4 of Section 8 to an existing 3/4" Iron Rod at the westerly right-of-way of Grinde Road; thence continuing S89°40'22"W, 793.96 feet along a line located 20.5 feet south of and being parallel to the southerly line of the SE 1/4 of the NW 1/4 of Section 8 to an existing 3/4" Iron Rod; thence continuing S89°40'22"W, 3.07 feet along a line located 20.5 feet South of and being parallel to the southerly line of the SE 1/4 of the NW 1/4 of Section 8 to an existing 3/4" Iron Rod on the west line of the NE 1/4 of the SW 1/4 of Section 8; thence N01°12'45"W, 20.56 along said west line of the NE 1/4 of the SW 1/4 to an existing 3/4" Iron Rod at the southwest corner of the SE 1/4 of the NW 1/4 of Section 8; thence S89°40' 25"W, 10.94 feet along the southerly line of the SW 1/4 of the NW 1/4 of Section 8 to an existing 3/4" Iron Rod at the beginning of said meander line and the Point of Beginning. Said parcel includes all land between the centerline of the Yahara River and said meander line.

EXHIBIT C TO WARRANTY DEED

EXCEPTIONS TO WARRANTIES

1. Any easement, encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title, including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the land and that are not shown in the public records.
2. Special taxes, assessments or charges, if any.
3. Rights of Richard H. and Nancy L. Kessenich now in possession of the land under an unrecorded Lease dated January 1, 2010.
4. Rights of the public in that portion of the subject premises lying within the limits of Grinde Road and Yahara Road.
5. Right-of-Way Grant to Northwest Telephone Company Recorded: August 24, 1981, Volume 3041 of Records, page 45, as Document No. 1717093.
6. Right-of-Way Grant to Northwest Telephone Company Recorded: August 24, 1981, Volume 3041 of Records, page 47, as Document No. 1717094.
7. Water Drainage Easement Recorded: March 1, 2001, as Document No. 3292665.