

Attachment 2-A

VOL 1043 records page 217

STATE BAR OF WISCONSIN FORM 1 - 1999
WARRANTY DEED

Document Number

473978

DUNN COUNTY
REGISTER OF DEEDS
JANES N. MRDUTT
RECORDED ON

10-31-2001 10:35 AM

REC FEE: 15.00
TRANS FEE: 3000.00
FEE EXEMPT #:
PAGES: 3

This Deed, made between Marshall B. Schaefer and Janet M. Schaefer, husband and wife, without the rights of survivorship

Grantor, and City of Menomonie, Menomonie, Wisconsin

Grantee.
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Dunn County, State of Wisconsin (if more space is needed, please attach addendum):
See Attached Legal Description.

Recording Area chg 15.00 / pd TF 3000.00

Name and Return Address
Schofield and Higley
700 Wolske Bay Road #100
Menomonie, WI 54751

See Attached

Parcel Identification Number (PIN)

This is not homestead property.

(is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements, highways, utility rights and reservations of record.

Dated this 31 day of October, 2001.

Marshall B. Schaefer
* Marshall B. Schaefer

* _____
* _____
* _____

Janet M. Schaefer
* Janet M. Schaefer

AUTHENTICATION

ACKNOWLEDGMENT

Signature(s) _____

STATE OF WISCONSIN)
) ss.
DUNN County)

authenticated this 31 day of October, 2001
Robert G. Walter

Personally came before me this _____ day of _____, 2001 the above named
Marshall B. Schaefer and Janet M. Schaefer

* ROBERT G. WALTER

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

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

THIS INSTRUMENT WAS DRAFTED BY
ROBERT G. WALTER
BAKKE NORMAN S.C. LAW OFFICES

* _____
Notary Public, State of WISCONSIN
My Commission is permanent. (If not, state expiration date: _____, _____.)

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

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

LEGAL DESCRIPTION

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the West 33 feet of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) all in Section 30, Township 28 North, Range 12 West,

EXCEPT that portion thereof described as follows:

A parcel of land in that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the West two (2) rods of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 30, Township 28 North, Range 12 West. Said parcel includes all land of the owner in the following described traverse:

Commencing at the North Quarter (N 1/4) corner of said Section 30, the point of beginning;
 Thence S 89°14'29"E for 1643.52 feet; thence S 07°24'09"E for 108.65 feet;
 Thence N 87°53'59"W for 120.00 feet; thence S 88°34'45"W for 203.06 feet;
 Thence S 01°30'04"W for 70.00 feet; thence N 88°29'56"W for 80.00 feet;
 Thence N 01°30'04"E for 70.00 feet; thence N 29°22'17"W for 33.19 feet;
 Thence S 83°34'10"W for 101.12 feet; thence S 70°17'56"W for 107.70 feet;
 Thence N 88°13'40"W for 395.78 feet; thence N 70°52'31"W for 103.42 feet;
 Thence N 83°27'04"W for 99.11 feet to the beginning of a curve, said curve having central angle 005°26'30", radius 3749.72 feet, chord bearing S 84°22'26"W, and a chord distance 355.99 feet, along the said curve for an arc distance of 356.12 feet to the end of the curve.
 Thence N 36°00'30"W for 153.57 feet to the Point of Beginning. All bearings contained in the above described traverse are Grid Bearings oriented to the Wisconsin Coordinate System, Central Zone. Containing 1.09 acres more or less.

And EXCEPT that portion thereof described as:

All that part of the NW ¼ of the NE ¼ of Section 30, Township 28 North, Range 12 West lying Northerly and Northwesterly of a line to be described from the following described reference lines "A" and "B". Reference line "A" is described as follows: Commencing at the Northwest corner of said Section 30; thence S 1°19'49" E a distance of 869.12 feet to the point of beginning, being Station 55+04.12 of said reference line "A"; thence N 69°14'29" E a distance of 2071.37 feet; thence easterly on a 2864.79 foot radius (2°00') curve, concave southeasterly, a distance of 1037.78 feet; thence N 89°59'49" E a distance of 886.73 feet, being Station 95+00 of said reference line "A". Said reference line "B" is described as follows: Commencing at Station 75+75.49 of said reference line "A"; thence N 69°14'29" E a distance of 498.68 feet to the point of beginning of said reference line "B", being Station 10+00; thence S 0°0'01"E a distance of 300 feet, being Station 7+00 of said reference line "B". Said line to be described is described as follows: Beginning at a point that is 70 feet distant at right angles southerly of Station 94+00 of said reference line "A"; thence Westerly parallel to said reference line "A" a distance of 100 feet; thence Southwesterly in a direct line to a point that is 120 feet distant at right angles Southerly of

Station 90+00 of said reference line "A"; thence westerly parallel to said reference line "A" a distance of 250 feet; thence northwesterly in a direct line to a point that is 70 feet distant radially, southerly from Station 85+00 of said reference line "A"; thence southwesterly parallel to said reference line "A" a distance of 318.67 feet as measured along said reference line "A"; thence southwesterly in a direct line to a point that is 33 feet distant at right angles easterly from Station 7+94.81 of said reference line "B". Containing 2.80 acres, more or less, exclusive of lands heretofore released for highway purposes.

And EXCEPT

That portion of the Southwest Quarter of the Northeast Quarter in Section Thirty (30), Township Twenty-eight (28) North, Range Twelve (12) West, described as follows:

Commencing at a point on the North line of the said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), 821 feet East of the West line of said forty acre tract; thence East along the said North line 501 feet; thence South 350 feet; thence West 501 feet; thence North 180 feet; thence West 821 feet to the West line of said forty, intended to be a point at which the south line of an existing driveway intersects a public road; thence North 52 feet; thence east 821 feet; thence North 118 feet more or less to the point of commencement.

Parcel I.D. Numbers:

Pt. of 024-1087-09

024-1087-07

024-1087-06

024-1089-06