Legend

- Tax Parcels

ORIGINAL TAX PARCELS

1 inch = 320 feet

Lafayette County

Lafayette County Land Information
626 Main St
Darlington, WI 53530

2015 WROC Imagery
Map features are a representation only and do not replace a survey or other legally recorded documents
Map Created: August 2020

Legend

Tax Parcels

DOC 362546

1 inch = 320 feet

Lafayette County Land Information
626 Main St
Darlington, WI 53530

2015 WROC Imagery
Map features are a representation only and do not replace a survey or other legally recorded documents
Map Created: August 2020

Legend

Tax Parcels

TAX PARCELS AFTER SPLIT

1 inch = 320 feet

Lafayette County

Lafayette County Land Information
626 Main St
Darlington, WI 53530

2015 WROC Imagery

Map features are a representation only and do not replace a survey or other legally recorded documents

Map Created: August 2020

8 1 0 6 5 4 0
Tx:4025580

Document Number

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Name

Document Number: 362546
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

08/19/2020 02:33 PM
TRANSFER FEE: 855.00
EXEMPTION #:
PAGES: 2

Recording Area

THIS DEED, made between James William Nicholas and Judy Lynn Nicholas, as to all of their interest ("Grantor," whether one or more), and Amos K. Stoltzfus and Lydia S. Stoltzfus, husband and wife, as survivorship marital property ("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 LAFAYETTE County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

SEE ATTACHED LEGAL ADDENDUM

Name and Return Address
Attorney Nathan R. Russell
Russell Law Offices, SC
213 Main Street
PO Box 66
Darlington, WI 53530

004.0042.0000 (p), 004.0040.0000 (p) & 004.0037.2000 (p)
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:
Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

Dated August 19, 2020

(SEAL) James William Nicholas

(SEAL) * Judy Lynn Nicholas

(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 Nathan Russell – State Bar No. 1047499

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
LAFAYETTE COUNTY)

NATHAN R. RUSSELL NOTARY PUBLIC STATE OF WISCONSIN

Personally came before me on August 19, 2020, the above-named James William Nicholas and Judy Lynn Nicholas to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Nathan R. Russell
Notary Public, State of Wisconsin
My Commission (is permanent) (~~expires~~: _____)

(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.

* Type name below signatures.

ATTACHED LEGAL ADDENDUM

A parcel of land located in the NE¼-NW ¼, the SE¼-NW ¼, and the NW¼-NW ¼, Section 3, Town 3 North, Range 1 East, Town of Belmont, Lafayette County, Wisconsin, more particularly described as follows:
Commencing at the North ¼ corner of said Section 3;
thence S 00°18'20" E, 429.26 feet along the North-South ¼ line of said Section 3 to a point in the centerline of C.T.H. G and the point of beginning;
thence S 00°18'20" E, 712.93 feet along said North-South ¼ line;
thence N 86°15'00" W, 107.23 feet;
thence S 31°38'50" W, 293.05 feet;
thence S 12°01'08" W, 46.54 feet;
thence S 34°15'50" W, 320.21 feet;
thence S 46°18'30" W, 106.11 feet;
thence N 36°00'40" W, 1363.61 feet to a point in the centerline of C.T.H. B;
thence N 54°47'20" E, 61.41 feet along the centerline of C.T.H. B to the point of intersection of C.T.H. G; thence N 39°55'20" W, 3.54 feet along the centerline of C.T.H. G;
thence N 54°29'37" E, 368.97 feet along the centerline of C.T.H. G per Schmit Plat of Survey dated 8/23/93; thence S 16°45'02" E, 14.82 feet;
thence N 83°25'28" E, 8.12 feet to a point in the centerline of C.T.H. G;
thence Northeasterly, 135.29 feet along the arc of a curve to the right having a central angle of 21°38'46" and a radius of 358.11 feet, said arc also being the centerline of C.T.H. G, the long chord of which bears N 80°05'23" E, 134.49 feet;
thence S 89°05'14" E, 703.49 feet along the centerline of C.T.H. G;
thence Southeasterly, 130.03 feet along the arc of a curve to the right having a central angle of 11°42'08" and a radius of 636.62 feet, said arc also being the centerline of C.T.H. G, the long chord of which bears S 83°14'10" E, 129.80 feet, to the point of beginning.

004.0037.2000	004.0037.5000	Per Doc. 362546, 25.90 Acres were split out of the original 2 tax parcels. We created a new tax parcel for
004.0040.0000	004.0037.6000	both the new surveyed parcel and the two remnant pieces.
	004.0040.1000	004.0037.2000 (Was: 33.45 Acres) DELETE THIS PARCEL
		004.0040.0000 (Was: 40 Acres) DELETE THIS PARCEL
		004.0037.5000 (NEW PARCEL) Now: 25.90 Acres - includes improvements - POS3816
		004.0037.6000 (NEW PARCEL) Now: 11.18 Acres
		004.0040.1000 (NEW PARCEL) Now: 36.37 Acres

PLAT OF SURVEY

LOCATED IN THE NE ¼-NW ¼, THE SE ¼-NW ¼ AND THE NW ¼-NW ¼ OF SECTION 3, TOWN 3 NORTH, RANGE 1 EAST, TOWN OF BELMONT, LAFAYETTE COUNTY WISCONSIN.

NOTE:

I have followed a Plat of Survey completed by Laurence E. Schmit, dated 8/23/1993, that shows the centerline of C.T.H. G as it existed in 1919, and I also include that portion shown as "excepted area=0.03 ac." on his Plat of Survey, as the Northerly line of the exception follows existing centerline. On the Western side of my Plat of Survey I have used the existing centerline of C.T.H. B until I meet with the intersection of C.T.H. G, and on Eastern side of this Plat of Survey, I have used existing centerline of C.T.H. G.

Job No. 20-2870

PLAT OF SURVEY

LOCATED IN THE NE ¼-NW ¼, THE SE ¼-NW ¼ AND THE NW ¼-NW ¼ OF SECTION 3, TOWN 3 NORTH, RANGE 1 EAST, TOWN OF BELMONT, LAFAYETTE COUNTY WISCONSIN.

CURVE DATA TABLE-C.T.H. G

CURVE NO	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	LENGTH	TANGENT BEARING	TANGENT BEARING
1-2	358.11'	135.29'	21°38'46"	N 80°05'23" E	134.49'	N 69°16'00" E	S 89°05'14" E
3-4	636.62'	130.03'	11°42'08"	S 83°14'10" E	129.80'	S 89°05'14" E	S 77°23'06" E
5-6	603.62'	130.87'	12°25'20"	S 82°52'34" E	130.61'	S 89°05'14" E	S 76°39'54" E

LEGAL DESCRIPTION

A parcel of land located in the NE ¼-NW ¼, the SE ¼-NW ¼, and the NW ¼-NW ¼, Section 3, Town 3 North, Range 1 East, Town of Belmont, Lafayette County, Wisconsin, more particularly described as follows:

Commencing at the North ¼ corner of said Section 3; thence S 00°18'20" E, 429.26 feet along the North-South ¼ line of said Section 3 to a point in the centerline of C.T.H. G and the point of beginning; thence S 00°18'20" E, 712.93 feet along said North-South ¼ line; thence N 86°15'00" W, 107.23 feet; thence S 31°38'50" W, 293.05 feet; thence S 12°01'08" W, 46.54 feet; thence S 34°15'50" W, 320.21 feet; thence S 46°18'30" W, 106.11 feet; thence N 36°00'40" W, 1363.61 feet to a point in the centerline of C.T.H. B; thence N 54°47'20" E, 61.41 feet along the centerline of C.T.H. B to the point of intersection of C.T.H. G; thence N 39°55'20" W, 3.54 feet along the centerline of C.T.H. G; thence N 54°29'37" E, 368.97 feet along the centerline of C.T.H. G per Schmit Plat of Survey dated 8/23/93; thence S 16°45'02" E, 14.82 feet; thence N 83°25'28" E, 8.12 feet to a point in the centerline of C.T.H. G; thence Northeasterly, 135.29 feet along the arc of a curve to the right having a central angle of 21°38'46" and a radius of 358.11 feet, said arc also being the centerline of C.T.H. G, the long chord of which bears N 80°05'23" E, 134.49 feet; thence S 89°05'14" E, 703.49 feet along the centerline of C.T.H. G; thence Southeasterly, 130.03 feet along the arc of a curve to the right having a central angle of 11°42'08" and a radius of 636.62 feet, said arc also being the centerline of C.T.H. G, the long chord of which bears S 83°14'10" E, 129.80 feet, to the point of beginning, containing 25.89 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed the above described lands and that I further certify that I have complied with AE 7 of the Wisconsin Administrative Code and that such survey and the representation thereof hereon is true and correct to the best of my knowledge and belief.

John M. Halverson
Professional Land Surveyor
6381 Coon Rock Rd
Arena, WI 53503
Dated this 11th day of July, 2020

WISCONSIN
JOHN M. HALVERSON
S-1318
ARENA, WI
LAND SURVEYOR

Job no. 20-2870