Legend

Tax Parcels

NEW TAX PCL 010.0016.3000

1 inch = 375 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: June 2020

8 1 0 5 2 3 6
Tx:4024699

Document Number

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Name

Document Number: 361556
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

06/12/2020 02:25 PM
TRANSFER FEE: 726.00
EXEMPTION #:
PAGES: 5

Recording Area

Name and Return Address
Lafayette Land Title Services, LLC
700 Main Street
Darlington, WI 53530

THIS DEED, made between Richard Mosley, a single person ("Grantor," whether one or more), and Jayme L. Davis and Jennifer L. Davis, Trustees of the Jayme L. Davis and Jennifer L. Davis Revocable Trust dated December 12, 2018 ("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 LEGAL DESCRIPTION ATTACHED IN ADDENDUM

33.010.0721.3000; 33.010.0722.2000; 33.010.0733.2000; 33.010.0007.0000 (p); 33.010.0016.2000
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 June 11, 2020

* Richard Mosley (SEAL) * (SEAL)

* (SEAL) * (SEAL)

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____
TITLE: MEMBER STATE BAR OF WISCONSIN

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
LAFAYETTE COUNTY)

Personally came before me on June 11, 2020, the above-named Richard Mosley

JANE CLEARY NOTARY PUBLIC

******	******	
010.0007.0000	010.0007.0000	Per Doc. 361556, lands South and West of HWY 81 were split off of the original 2 tax parcels. There was no
010.0016.2000	010.0016.3000	survey, so not quite sure what the acreage should be. I deleted tax parcel 010.0016.2000 because all of
		that land was already South and West of the HWY. I reused 010.0007.0000 for the remnant of Gov. Lot 2
		that is North of the HWY. And created a new tax parcel 010.0016.3000 for the acreage that was deeded
		off to the South & West of HWY.
		010.0007.0000 (Was: 54.50 Acres) Now: 38.90 Acres (approx)
		010.0016.2000 (Was: 4.81 Acres) DELETE THIS PARCEL
		010.0016.3000 (NEW PARCEL) Now: 20.40 Acres (approx)
		Other lands were sold on this deed and the parcels weren't split; transferred in full

PARCEL I:

A parcel of land located in part of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 32, the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), and part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), and part of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼), in Section 31, all in Town 3 North, Range 4 East, Township of Darlington, Lafayette County, Wisconsin, to wit:

Beginning at the SE corner of said Section 31;

thence N 89°51'34" W, 2640.64' to the S ¼ corner of Section 31;

thence N 89°51'51" W, 462.29' along the south line of the Southwest Quarter (SW¼) of Section 31;

thence N 30°38'33" W, 1547.46' to a point on the north line of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼);

thence S 89°45'54" E, 1238.18' to the NW corner of said Southwest Quarter (SW¼) of the Southeast Quarter (SE¼);

thence S 89°45'42" E, 2217.95' to a point on the north line of said Southeast Quarter (SE¼) of the Southeast Quarter (SE¼);

thence around a curve to the right with a radius of 3024.18', through a central angle of 11°11'46", an arc distance of 590.95', a chord bearing of S 46°07'21" E, 590.01' to a point on the east line of said Southeast Quarter (SE¼) of the Southeast Quarter (SE¼);

thence S 42°48'57" E, 270.31';

thence S 00°38'24" E, 717.75' to a point on the South line of the Southwest Quarter (SW¼) of Section 32;

thence N 89°54'27" W, 181.50' to the POINT OF BEGINNING.

EXCEPT: A parcel of land located in part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) and part of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼), all in Section 31, Town 3 North, Range 4 East, Town of Darlington, Lafayette County, WI to wit:

Commencing at the S ¼ corner of said Section 31;

thence S 89°51'34" E, 948.66' along the south line of the Southeast Quarter (SE¼) to the POINT OF BEGINNING, said point being in the centerline of Otter Creek Road, and being on a curve towards the left, having a radius of 761.00', a central angle of 35°03'56", a chord bearing N 04°12'07" E, 458.50';

thence northerly, 465.74' along said curve and centerline;

thence East, 501.82';

thence South, 458.59';

thence N 89°51'34" W, 535.42' to the POINT OF BEGINNING.

ALSO EXCEPT: A parcel of land located in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-one (31), Township Three (3) North, Range Four (4) East of the 4th P.M., Town of Darlington, Lafayette County, Wisconsin and being described as follows:

Commencing at the South Quarter (S¼) corner of said Section 31, said corner being the point of beginning;

thence North 89° 51' 52" West, 462.29 feet along the South line of said Section 31;

thence North 30° 38' 35" West, 1547.43 feet along a line of that property as described in Volume 244, Page 389 recorded as Document No. 328170, Lafayette County Registry to the North line of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section;

thence South 89° 45' 50" East, 1238.18 feet along said North line to the Northeast corner thereof;

thence South 89° 45' 38" East, 1006.85 feet along the North line of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) to a point in the centerline of a township road known as Otter Creek Road;
thence 190.94 feet on the arc of a curve to the right with a radius of 366.14 feet and a long chord bearing South 10° 06' 52" West 188.78 feet along said centerline;
thence South 25° 03' 13" West, 174.21 feet along said centerline;
thence 275.27 feet on the arc of a curve to the left with a radius of 325.00 feet and a long chord bearing South 00° 47' 20" West, 267.12 feet a long said centerline;
thence South 23° 28' 32" East, 141.46 feet along said centerline;
thence 600.48 feet on the arc of a curve to the right with a radius of 761.00 feet and a long chord bearing South 00° 52' 14" East, 585.02 feet along said centerline to the South line of said Section 31;
thence North 89° 51' 34" West, 948.66 feet along the South line of said Section to the point of beginning.
ALSO EXCEPT: A parcel of land located in the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) and the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Thirty-one (31), Township Three (3) North, Range Four East of the 4th P.M., Township of Darlington, Lafayette County, Wisconsin and being described as follows:
Commencing at the South Quarter (S¼) corner of said Section 31;
thence North 89° 59' 27" East, 948.66 feet along the South line of said Section to a point in the previously surveyed centerline of Otter Creek Road as surveyed by Laurence Schmit dated 12-6-2010;
thence 465.73 feet on the arc of a curve to the left having a radius of 761.00 feet and a long chord bearing North 04° 03' 08" East, 458.50 feet along said centerline to the point of beginning;
thence North 89° 51' 01" East, 501.82 feet along the North line of said survey to the Northeast corner thereof;
thence North 23° 30' 05" East, 194.97 feet;
thence North 66° 06' 21" West, 166.30 feet;
thence North 75° 38' 40" West, 114.26 feet;
thence North 84° 12' 29" West, 64.68 feet;
thence South 59° 14' 34" West, 113.09 feet;
thence South 86° 14' 54" West, 234.30 feet;
thence South 23° 37' 31" East, 89.05 feet to a point in the centerline of a township road known as Otter Creek Road;
thence 134.75 feet on the arc of a curve to the right having a radius of 761.00 feet and a long chord bearing South 18° 33' 10" East, 134.57 feet along said centerline to the point of beginning.
Subject to an easement as reserved in Deed recorded as Document No. 354559.

Also including an easement over and across an existing driveway for agriculture purposes only as reserved in Deed recorded as Document No. 354559.

PARCEL II:
ALL THAT PART OF THE FOLLOWING LEGAL DESCRIPTION THAT LIES SOUTHERLY AND WESTERLY OF STATE HIGHWAY 81:

Government Lots or Fractions 1 and 2 of Section 1, Town 2 North, Range 3 East, Township of Darlington, Lafayette County, Wisconsin;

All that part of Government Lot or Fraction One (1) of Section 2, Town 2 North, Range 3 East, Township of Darlington, Lafayette County, Wisconsin which lies North of the railroad right-of-way.

EXCEPT: A parcel of land located in the NW ¼ of the NW ¼ of Section 1, Town 2 North, Range 3 East of the 4th P.M., Town of Darlington, Lafayette County, Wisconsin, described as follows:
Commencing at the NW corner of said Section 1;
thence South 626.79 feet;
thence East 292.53 feet to a 1 inch iron pipe marking the point of beginning, said point lying on the Northeasterly line of S.T.H. 81;
thence North 60°11'15" East, 246.41 feet to a 1 inch iron pipe;
thence South 29°57'55" East, 166.52 feet to a 1 inch iron pipe;
thence South 54°19'33" West, 231.66 feet to a 1 inch iron pipe lying on said Northeasterly right-of-way line;
thence North 34°44'32" West, 190.88 feet along said Northeasterly right-of-way line to the point of beginning.
ALSO EXCEPT: A parcel of land located in the NW ¼ of the NW 1/4, Section 1, T2N, R3E, Town of Darlington, Lafayette County, Wisconsin, described as follows:
Commencing at a 1" iron pipe marking the NW corner of said Section;
thence South 309.77';
thence East, 72.67' to a 1" iron pipe marking the point of beginning and lying on the NE'ly right-of-way line of S.T.H. 81;
thence N 67°51'10" E, 171.07' to a 1" iron pipe;
thence S 79°50'41" E, 87.64' to a 1" iron pipe;
thence N 6°19'50" W, 141.93' to a 1" iron pipe;
thence S 78°38'50" W, 151.10' to a 1" iron pipe;
thence S 53°03'03" W, 158.00' to a 1" iron pipe lying on said right-of-way line;
thence S 34°44'32" E, 79.57' along said right-of-way line to the point of beginning.
ALSO EXCEPT: A parcel of land located in the NW ¼ of the NW 1/4, Section 1, T2N, R3E, Town of Darlington, Lafayette County, Wisconsin, described as follows:
Commencing at a 1" iron pipe marking the NW corner of said Section;
thence South, 309.77';
thence East, 72.67' to a 1" iron pipe marking the point of beginning and lying on the NE'ly right-of-way line of S.T.H. 81;
thence N 67°51'10" E, 171.07' to a 1" iron pipe;
thence S 79°50'41" E, 87.64' to a 1" iron pipe;
thence S 6°19'50" E, 149.85' to a 1" iron pipe;
thence S 83°32'49" W, 179.33' to a 1" iron pipe lying on said right-of-way line;
thence N 34°44'32" W, 146.07' along said right-of-way line to the point of beginning.
ALSO EXCEPT: Lot 3 - A parcel of land located in the NW ¼ of the NW 1/4, Section 1, T2N, R3E, Town of Darlington, Lafayette County, Wisconsin, described as follows:
Commencing at a 1" iron pipe marking the NW corner of said Section;
thence South 149.41';
thence East 153.60' to a 1" iron pipe marking the point of beginning;
thence N 78°38'50" E, 151.10' to a 1" iron pipe;
thence N 6°19'50" W, 111.83' to a 1" iron pipe lying on an existing fenceline;
thence N 88°00'58" W, 164.19' along said fenceline to a 1" iron pipe;
thence S 10°55'11" E, 149.28' to the point of beginning.
ALSO EXCEPT: A parcel of land located in the NW ¼ of the NW ¼, Sec. 1, T2N, R3E, Town of Darlington, Lafayette County, Wisconsin, described as follows:
Commencing at a Lafayette County Aluminum Monument marking the NW corner of said Section;

thence South 429.80';
thence East 155.92' to a 1" iron pipe marking the point of beginning and lying on the NEly right-of-way line of S.T.H. 81;
thence S 34 degrees 44 minutes 32 seconds E, 430.61' along said NEly right-of-way line;
thence N 54 degrees 19 minutes 33 seconds E, 231.66';
thence N 29 degrees 57 minutes 55 seconds W, 290.18';
thence S 83 degrees 32 minutes 49 seconds W, 290.49' to the point of beginning, said parcel contains 2.03 acres, more or less, excepting and reserving to grantors the following described strip of land 18.00' wide being 9.00' on each side of the following described centerline in the NW ¼ of the NW ¼ of Sec. 1, T2N, R3E, Darlington Township, Lafayette County, Wisconsin, described as:
Commencing at the NW corner of the said NW 1/4;
thence South 494.88';
thence E 201.05' to a point on the NEly right-of-way line of S.T.H. 81 and the point of beginning;
thence N 53 degrees 58 minutes 13 seconds E, 12.82' to the beginning of a 68.64' radius curve to the left;
thence NEly 75.58', along the arc of said curve, making a central angle of 63 degrees 05 minutes 10 seconds and a long chord of 71.82' that bears N 22 degrees 25 minutes 38 seconds E;
thence N 9 degrees 06 minutes 57 seconds W, 247.37 feet.
All being in Towns 2 and 3 North, Range 3 East of the 4th P.M., Lafayette County, Wisconsin.
ALSO EXCEPT: A parcel of land located in the NW ¼ of the NW ¼ of Section 1, T2N, R3E, Township of Darlington, Lafayette County, WI, to wit:
Beginning at the NW corner of said Section 1;
thence South 89°29'10" East, 124.99' along the North line of said NW ¼;
thence South 10°55'11" East, 151.02';
thence South 53°03'03" West, 158.03' to the Northeasterly Right of Way line of STH 81, said point being on a curve concave to the Southwest and having a radius of 2342.00' and a central angle of 1°05'46";
thence Northwesterly 44.80' along the arc of said curve, the chord of which bears North 36°04'38" West, 44.80';
thence North 0°15'15" West, 208.19' to the point of beginning.
ALSO EXCEPT: Real Estate deeded to State of Wisconsin recorded in Volume 221 of Deeds on Page 320 as document No. 272109.
ALSO EXCEPT: A parcel of land located in the Northeast ¼ of the Northwest ¼, the Northwest ¼ of the Northwest ¼, and the Southwest ¼ of the Northwest ¼ of Section 1, T2N, R3E, Darlington Township, Lafayette County, Wisconsin to wit:
Commencing at the N¼ Corner of Section 1, said point being the POINT OF BEGINNING;
thence S 0°00'24" W along the East line of the Northwest ¼, 602.48';
thence S 83°02'20" W, 1199.95';
thence S 27°39'43" E, 253.50';
thence S 56°59'03" W, 854.15' to the Northerly right of way for State Trunk Highway 81;
thence N 34°43'05" W along said Northerly right of way, 825.29';
thence N 54°17'04" E, 231.66';
thence N 30°00'24" W, 290.18';
thence S 83°30'20" W, 111.36';
thence N 6°22'19" W, 409.36' to the North line of the Northwest ¼;
thence S 89°29'10" E along said North line, 2372.94' to the POINT OF BEGINNING.