**Legend**

Tax Parcels

# ORIGINAL TAX PARCELS

1 inch = 300 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: October 2020

**Legend**

Tax Parcels

# DOC 363441

1 inch = 300 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: October 2020

**Legend**

Tax Parcels

# TAX PCLS AFTER SPLIT

1 inch = 300 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: October 2020

Document Number

State Bar of Wisconsin Form 1-2003
**WARRANTY DEED**

Document Name

**Document Number: 363441**
**LAFAYETTE COUNTY, WI**
**JOSEPH G. BOLL**
**REGISTER OF DEEDS**

**10/23/2020 08:11 AM**
**TRANSFER FEE: 675.00**
**EXEMPTION #:**
**PAGES: 2**

**ELECTRONICALLY RECORDED**

Recording Area

**THIS DEED**, made between Greg and Mary Ann Roelli Farms, LLC, a Wisconsin Limited Liability Company, ("Grantor," whether one or more), and Kevin M. Schwartz and Suzanne M. Schwartz, 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 Addendum A

Name and Return Address

Kevin M. Schwartz
Suzanne M. Schwartz
16741 Hwy. F
Darlington, WI 53530

See attached Addendum A
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 October 22, 2020

Greg and Mary Ann Roelli Farms, LLC
(SEAL)
* BY: Greg Roelli, Member

Greg and Mary Ann Roelli Farms, LLC
(SEAL)
*BY: Mary Ann Roelli, Member

(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:
Lance A. McNaughton/Duxstad & Bestul, S.C.
1112 17th Ave., Monroe, WI 53566

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )
) ss.
LAFAYETTE COUNTY )

Personally came before me on October 22, 2020, the above-named Greg Roelli and Mary Ann Roelli to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Heath J. Hartwig
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 7-28-2021)

HEATH J. HARTWIG NOTARY PUBLIC STATE OF WISCONSIN

**(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.**


**© 2003 STATE BAR OF WISCONSIN**


* Type name below signatures.

**ADDENDUM A**
**Warranty Deed**
**Greg and Mary Ann Roelli Farms, LLC - Schwartz**

Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8) and in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Three (3) North, Range Four (4) East of the 4th P.M., Town of Fayette, Lafayette County, Wisconsin, and being described as follows:
Commencing at the Northwest corner of said Section 17;
thence South 89° 43'02" East 1338.66 feet along the North line of said Section 17 to the Northwest corner of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4), said corner being the point of beginning;
thence North 05° 47'27" East 169.02 feet;
thence North 23° 19'12" East 231.02 feet;
thence North 47° 20'05" East 109.25 feet;
thence North 60° 54'09" East 84.15 feet to the North line of that property as described in Document Number 355482, Lafayette County Registry;
thence South 89° 43'43" East 978.71 feet along a line of said property to a point in the centerline of County Highway "F";
thence 327.67 feet on the arc of a curve to the right with a radius of 1150.00 feet and a long chord bearing South 23° 33'48" West 326.57 feet along the centerline of County Highway "F" as described in said Document Number 355482;
thence South 31° 43'34" West 777.71 feet along said centerline;
thence 264.65 feet on the arc of a curve to the left with a radius of 1750.00 feet and a long chord bearing South 27° 23'38" West 264.40 feet along said centerline;
thence South 23° 03'41" West 643.50 feet along said centerline;
thence South 89° 43'32" West 306.04 feet along the South line of said property described in Document Number 355482 to the West line of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4);
thence North 00° 57'42" West 1298.68 feet along said West line to the point of beginning.

Subject to an easement for agricultural purposes for ingress and egress over the northern-most 40' of said property.
Said Easement to terminate upon the sale of Grantor's land to the west.

**P.I.N.** 33.014.0124.1100(P); 33.014.0261.1000

| | | |
|---|---|---|
| 014.0123.2000 | | The three original tax parcel made up POS2532/Pcl A for 51.44 Acres. Then, Doc. 363441 split out 30.46 Ac |
| 014.0124.1100 | | from that description. We created a new tax parcel for the 30.46 Acres and also created a new tax |
| 014.0261.1000 | | parcel for the Remnant piece to better fit the deed/survey description. |
| | | 014.0123.2000 (Was: 20.00 Acres) DELETE THIS PARCEL |
| | | 014.0124.1100 (Was: 12.44 Acres) DELETE THIS PARCEL |
| | | 014.0261.1000 (Was: 19.00 Acres) DELETE THIS PARCEL |
| | | 014.0261.3000 (NEW PARCEL) Now: 30.46 Acres |
| | | 014.0261.4000 (NEW PARCEL) Now: 20.98 Acres - Remnant |

## LEGEND

- Section Corner–as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap
- No monument set
- ( ) Recorded as
- [ ] Property described in Document Number, Lafayette County Registry
- Boundary of Survey
- Section line
- Centerline
- Right of Way
- Previously surveyed line
- Existing fence
- Existing tree line

NORTH
WEST EAST
SOUTH

The North line of the NW 1/4 of Section 17 bears S 89°43'02" E according to the Lafayette County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

0 200 400
SCALE 1" = 200'

**DESCRIPTION:**

*Located in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Eight (8) and in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Seventeen (17), Township Three (3) North, Range Four (4) East of the 4th P.M., Town of Fayette, Lafayette County, Wisconsin, containing 30.46 acres, more or less, and being described as follows:*

*Commencing at the Northwest corner of said Section 17;*
*thence South 89° 43' 02" East 1338.66 feet along the North line of said Section 17 to the Northwest corner of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4), said corner being the point of beginning;*
*thence North 05° 47' 27" East 169.02 feet;*
*thence North 23° 19' 12" East 231.02 feet;*
*thence North 47° 20' 05" East 109.25 feet;*
*thence North 60° 54' 09" East 84.15 feet to the North line of that property as described in Document Number 355482, Lafayette County Registry;*
*thence South 89° 43' 43" East 978.71 feet along a line of said property to a point in the centerline of County Highway "F";*
*thence 327.67 feet on the arc of a curve to the right with a radius of 1150.00 feet and a long chord bearing South 23° 33' 48" West 326.57 feet along the centerline of County Highway "F" as described in said Document Number 355482;*
*thence South 31° 43' 34" West 777.71 feet along said centerline;*
*thence 264.65 feet on the arc of a curve to the left with a radius of 1750.00 feet and a long chord bearing South 27° 23' 38" West 264.40 feet along said centerline;*
*thence South 23° 03' 41" West 643.50 feet along said centerline;*
*thence South 89° 43' 32" West 306.04 feet along the South line of said property described in Document Number 355482 to the West line of the Northeast Quarter (NE 1/4) of said Northwest Quarter (NW 1/4);*
*thence North 00° 57' 42" West 1298.68 feet along said West line to the point of beginning.*
*Tract being subject to any and all easements of record and\or usage.*

**SURVEYOR'S CERTIFICATE:**

*I, Aaron J. Austin, Professional Wisconsin Land Surveyor, hereby certify:*

*That the above description was surveyed, mapped and monumented as shown on this plat by me or under my direct supervision and the field work was completed on 9-30-2020.*
*That this survey was prepared under the instructions of Greg Roelli.*
*That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and to the best of my knowledge and belief, this plat is an accurate representation thereof.*
*That all plans that do not show a seal imprint in red ink may contain unauthorized alterations.*
*The certification contained on this document shall not apply to any copies.*

*Dated this 1st day of October, 2020.*

AARON J. AUSTIN
S-2022
LANCASTER, WI
LAND SURVEYOR

*Aaron J. Austin, S-2022*

# PLAT OF SURVEY

PREPARED FOR: GREG ROELLI
LOCATED IN SECTIONS 8 AND 17, T3N R4E,
TOWN OF FAYETTE, LAFAYETTE COUNTY, WI

Austin Engineering LLC
austinengineeringllc.com

4211 HWY 81 E
LANCASTER, WI 53813
PHONE 608–723–6363
FAX 608–723–6702

JOB NO: 20S168
H:\CRD\20S168
H:\PLAT\T3NR4E\17\20S168–ROELLI

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN, OWEN AUSTIN