Legend

- Tax Parcels

ORIGINAL TAX PARCELS

1 inch = 400 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: May 2020

Legend

- Tax Parcels

DOC 362004

1 inch = 400 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: May 2020

Legend

- Tax Parcels

NEW TAX PCLS AFTER SPLIT

1 inch = 400 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: May 2020

8 1 0 5 8 1 8
Tx:4025094

Document Number

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Name

Document Number: 362004
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

07/10/2020 02:54 PM
TRANSFER FEE: 513.00
EXEMPTION #:
PAGES: 2

Recording Area

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

THIS DEED, made between Hardtland Holsteins f/k/a Hardtland Farms Partnership, a Wisconsin Partnership ("Grantor," whether one or more), and Jeffrey J. Hardyman and Tawny J. Hardyman, 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 LEGAL DESCRIPTION ATTACHED IN ADDENDUM

33.014.0438.0000 (p); 33.014.0439.0000 (p);
33.014.0440.0000 (p); 33.014.0441.0000 (p)
Parcel Identification Number (PIN)

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

Dated July 10, 2020

(SEAL)
* Timothy J. Hardyman, partner of Hardtland Holsteins

(SEAL)
* Patricia L. Hardyman, partner of Hardtland Holsteins

(SEAL)
* Lawrence W. Hardyman, partner of Hardtland Holsteins

(SEAL)
* Margaret A. Hardyman, partner of Hardtland Holsteins

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)

Personally came before me on July 10, 2020 the above-named Timothy J. Hardyman, Patricia L. Hardyman, Lawrence W. Hardyman, and Margaret A. Hardyman partners of Harland Holsteins to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Gail A. Bockwoldt
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: April 16, 2024)

GAIL A. BOCKWOLDT 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.

A parcel of land located in the Northeast Quarter (NE¼), Southeast Quarter (SE¼), Northwest Quarter (NW¼), and the Southwest Quarter (SW¼), of the Northwest Quarter (NW¼) of Section 28, Town 4 North, Range 4 East, Town of Fayette, Lafayette County, Wisconsin described as follows:
Commencing at the Northwest corner of said Section 28;
thence N89°14'43" E, 1326.08' along the North line of the Northwest Quarter (NW¼) of said Section 28;
thence S00°05'14" W, 499.91';
thence S01°14'41" E, 454.95';
thence S44°25'23" W, 187.24' to the point of beginning;
thence S38°29'28" E, 159.17';
thence S89°59'14" E, 269.48';
thence S14°41'31" E, 237.17';
thence S06°34'41" E, 326.40';
thence S80°46'22" E, 181.12';
thence S15°24'14" W, 308.60';
thence S24°23'52" W, 196.02';
thence S28°56'23" W, 436.20' to a point on the South line of the Northwest Quarter (NW¼) of said Section 28;
thence S89°17'04 W, 620.00' along the South line of the said Northwest Quarter (NW¼);
thence N00°57'51" W, 1735.27';
thence N89°15'54" E, 376.18';
thence S00°44'06" E, 167.00' to the point of beginning.

The above described parcel benefits from and is subject to a 40' ingress egress easement to access Cannon Road to the North. The centerline is described as follows:
Commencing at the Northwest corner of said Section 28;
thence N89°14'43" E, 1346.08' along the North line of the Northwest Quarter (NW¼) of said Section 28 to the point of beginning;
thence S00°05'14" W, 499.97';
thence S01°14'41" E, 713.53' to the point of termination.

014.0438.0000	014.0440.1000	Per Doc. 362004, a 30 acre parcel was created out of the original 4 tax parcels. We created a new tax parcel
014.0439.0000	014.0438.3000	for the new surveyed piece and also created new tax parcels for the remnants.
014.0440.0000	014.0439.1000	014.0438.0000 (Was: 37.82 Acres) - DELETE THIS PARCEL
014.0441.0000	014.0440.2000	014.0439.0000 (Was: 39.62 Acres) - DELETE THIS PARCEL
	014.0441.1000	014.0440.0000 (Was: 40.00 Acres) - DELETE THIS PARCEL
		014.0441.0000 (Was: 40.00 Acres) - DELETE THIS PARCEL
		014.0440.1000 (NEW PARCEL) Now: 30.00 Acres - see POS2466
		014.0438.3000 (NEW PARCEL) Now: 37.22 Acres - Remnant
		014.0439.1000 (NEW PARCEL) Now: 35.42 Acres - Remnant
		014.0440.2000 (NEW PARCEL) Now: 24.55 Acres - Remnant
		014.0441.1000 (NEW PARCEL) Now: 30.25 Acres - Remnant

28-4-4

POS2466

SURVEY PLAT

A parcel of land located in the NE 1/4, SE 1/4, NW 1/4 and the SW 1/4 of the NW 1/4 of Section 28, T4N, R4E, Town of Fayette, Lafayette County, Wisconsin.

Bearings are referenced to the North line of the Northwest 1/4 of Section 28, T4N, R4E Town of Fayette, Lafayette County, Wisconsin recorded as bearing N89°14'43"E.

K. D. ENGINEERING CONSULTANTS, INC.
2600 County Hwy. Y
Dodgeville, WI 53533 (608) 935 - 3310

SURVEY PLAT

A parcel of land located in the NE 1/4, SE 1/4, NW 1/4 and the SW 1/4 of the NW 1/4 of Section 28, T4N, R4E, Town of Fayette, Lafayette County, Wisconsin.

DESCRIPTION:

A parcel of land located in the NE 1/4, SE 1/4, NW 1/4 and the SW 1/4 of the Northwest 1/4 of Section 28, T 4 N, R 4 E, Town of Fayette, Lafayette County, Wisconsin described as follows:

Commencing at the Northwest corner of said Section 28; thence N89°14'43"E, 1326.08' along the North line of Northwest 1/4 of said Section 28; thence S00°05'14"W, 499.91'; thence S01°14'41" E, 454.95'; thence S44°25'23"W, 187.24' to the Point of Beginning; thence S38°29'28"E, 159.17'; thence S89°59'14"E, 269.48'; thence S14°41'31"E, 237.17'; thence S06°34'41"E, 326.40'; thence S80°46'22"E, 181.12'; thence S15°24'14"W, 308.60'; thence S24°23'52"W, 196.02'; thence S28°56'23"W, 436.20' to a point on the South line of the Northwest 1/4 of said section 28; thence S89°17'04"W, 620.00' along the South line of the said Northwest 1/4; thence N00°57'51"W, 1735.27'; thence N89°15'54"E, 376.18'; thence S00°44'06"E, 167.00' to the Point of Beginning.

The above described parcel benefits from a 40' Ingress Egress easement to access Cannon Road to the North. The centerline is described as follows:

Commencing at the Northwest corner of said Section 28; thence N89°14'43"E, 1346.08' along the North line of Northwest 1/4 of said Section 28 to the point of Beginning; thence S00°05'14"W, 499.97'; thence S 01°14'41" E, 713.53' to the point of termination.

Said parcel contains 30.00 acres and is subject to any and all other easements and right-of-ways of record.

SURVEYOR'S CERTIFICATE:

I, Joseph D. Niles, Wisconsin Registered Land Surveyor, S-2896, do hereby certify that I have surveyed, divided and mapped the above described parcel and that this map is a true representation thereof in accordance to the information provided. I further certify that this survey is correct to the best of my knowledge and belief.

Dated this 24 day of August, 2009.

Joseph D. Niles

Joseph D. Niles, S-2896
Registered Land Surveyor

WISCONSIN
JOSEPH D. NILES
S-2896
HAZEL GREEN
WI
LAND SURVEYOR

K. D. ENGINEERING CONSULTANTS, INC.
2600 County Hwy. Y
Dodgeville, WI 53533 (608) 935 - 3310