Legend

Tax Parcels

ORIGINAL 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: February 2020

Legend

Tax Parcels

DOC 359987

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: February 2020

Legend

Tax Parcels

PARCELS 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: February 2020

DOCUMENT NUMBER

WARRANTY DEED

8 1 0 3 1 8 6
Tx:4023314

Document Number: 359987
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

01/29/2020 02:24 PM
TRANSFER FEE: 525.00
EXEMPTION #:
PAGES: 3

This Deed, made between Swigart & Davis II, LLC ,Grantor, and Jacob W. Francis, a single person , Grantee,

Witnesseth, That the said Grantor, for a valuable consideration _____ conveys to Grantee the following described real estate in Lafayette County, State of Wisconsin:

SEE ATTACHED DESCRIPTION

Return to:
Atty. William K. McDaniel
P.O. Box 209
Darlington, WI 53530

LCT

33.016.0660.0000;(p)
33.016.0663.0000(p)
Parcel Identification Number

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

Together with all and singular the hereditaments and appurtenances thereunto belonging;
And Grantor(s) warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements and recorded building restrictions and real estate taxes for the year of closing and will warrant and defend the same.

Dated this 22nd day of January, 2020.

SWIGART & DAVIS II, LLC

(SEAL)
* Gary Swigart, Member

(SEAL)
* Criss Davis, Member

AUTHENTICATION

Signatures Gary Swigart and Criss Davis

authenticated this 22nd day of January, 2020.

* William K. McDaniel
TITLE: MEMBER STATE BAR OF WISCONSIN
~~(If not, authorized by § 706.06, Wis. Stats.)~~

THIS INSTRUMENT WAS DRAFTED BY
Atty. William K. McDaniel
McDANIEL LAW OFFICE
434 Main Street, P.O. Box 209
Darlington, WI 53530

ACKNOWLEDGMENT

STATE OF WISCONSIN }ss
Lafayette County}

Personally came before me this _____ day of _____, 2020 the above named

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

*
Notary Public Lafayette County, Wis.
My Commission is permanent (if not expiration date:_____.)

A parcel of land located in the Northeast Quarter (NE¼) of the Southwest Quarter (SW¼) and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 31, Town 1 North, Range 4 East, Town of Gratiot, Lafayette County, Wisconsin, more particularly described as follows:
Commencing at the West ¼ corner of said Section 31;
thence S88°43'18" E, 1092.63 feet along the East-West ¼ line of said Section 31;
thence S05°34'32" E, 249.76 feet along the West line of the East Half (E½) of the Southwest Quarter (SW¼) of said Section 31 to the point of beginning;
thence S88°06'49" E, 115.61 feet;
thence S64°12'29" E, 392.99 feet;
thence S81°01'21" E, 217.32 feet;
thence N10°42'03" E, 379.43 feet;
thence S89°53'20" E, 511.49 feet along the South right of way line of County Road "W";
thence S04°49'00" E, 289.63 feet;
thence S61°34'31" W, 273.64 feet;
thence S26°13'01" W, 354.73 feet;
thence S12°04'21" W, 120.13 feet;
thence S10°02'30" W, 189.94 feet;
thence S26°57'25" W, 310.07 feet;
thence S35°42'50" W, 199.16 feet;
thence S45°34'34" W, 201.58 feet;
thence S31°45'32" W, 232.84 feet;
thence S26°48'18" W, 85.31 feet;
thence S12°22'12" W, 70.85 feet;
thence S05°44'25" W, 108.07 feet;
thence S09°15'29" E, 218.99 feet;
thence S37°10'26" E, 116.93 feet;
thence S11°46'12" E, 122.69 feet;
thence S18°35'27" E, 143.94 feet;
thence N88°44'26" W, 182.60 feet along the South line of the said East Half (E½)of the Southwest Quarter (SW¼);
thence N05°34'32" W, 2482.09 feet along the West line of said East Half (E½) of the Southwest Quarter (SW¼) to the place of beginning.

Also including a non-exclusive easement for ingress and egress over the existing driveway, said description being described as follows:
LEGAL DESCRIPTI0N OF THE CENTERLINE OF EXISTING DRIVEWAY:
A line describing the centerline of an existing driveway located in the NE ¼-SW ¼ of Section 31, Town 1 North, Range 4 East, Town of Gratiot, Lafayette County, Wisconsin, more particularly described as follows:

Commencing at the West ¼ corner of said Section 31; thence S 88°43'18" E, 1092.63 feet along the East-West ¼ line of said Section 31; thence S 05°34'32" E, 249.76 feet along the West line of the E ½-SW ¼ of said Section 31; thence S 88°06'49" E, 115.61 feet; thence S 64°12'29" E, 392.99 feet; thence S 81°01'21" E, 163.05 feet to the point of beginning; thence N 15°22'00" E, 150.55 feet; thence N 10°45'00" E, 164.00 feet; thence N 07°24'00" E, 59.27 feet to a point on the South right-of-way line of County Road "W" and the end of said described centerline.

016.0660.0000	016.0660.0000	Per Doc. 359987, 30.04 Acres were split out of the original tax parcels. We created a new tax parcel for the
016.0663.0000	016.0663.0000	new surveyed acres and re-used the existing tax parcels for the remnant pieces.
	016.0660.2000	016.0660.0000 (Was: 34.25 Acres) Now: 10.83 Acres
		016.0663.0000 (Was: 40.00 Acres) Now: 33.38 Acres
		016.0660.2000 (NEW PARCEL) Now: 30.04 Acres (=POS3795)

POS3795

PLAT OF SURVEY

LOCATED IN THE NE 1/4-SW 1/4 AND THE SE 1/4-SW 1/4 OF SECTION 31, TOWN 1 NORTH, RANGE 4 EAST, TOWN OF GRATIOT, LAFAYETTE COUNTY, WISCONSIN.

Sheet 1 of 2

Job no. 19-2819

PLAT OF SURVEY

LOCATED IN NE ¼-SW ¼ AND THE SE ¼-SW ¼ OF SECTION 31, TOWN 1 NORTH, RANGE 4 EAST, TOWN OF GRATIOT, LAFAYETTE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, John M. Halverson, Professional Land Surveyor, hereby certify that I have surveyed a parcel of land located in the NE ¼-SW ¼ and the SE ¼-SW ¼ of Section 31, Town 1 North, Range 4 East, Town of Gratiot, Lafayette County, Wisconsin, more particularly described as follows:

Commencing at the West ¼ corner of said Section 31; thence S 88°43'18" E, 1092.63 feet along the East-West ¼ line of said Section 31; thence S 05°34'32" E, 249.76 feet along the West line of the E ½-SW ¼ of said Section 31 to the point of beginning; thence S 88°06'49" E, 115.61 feet; thence S 64°12'29" E, 392.99 feet; thence S 81°01'21" E, 217.32 feet; thence N 10°42'03" E, 379.43 feet; thence S 89°53'20" E, 511.49 feet along the South right-of-way line of County Road "W"; thence S 04°49'00" E, 289.63 feet; thence S 61°34'31" W, 273.64 feet; thence S 26°13'01" W, 354.73 feet; thence S 12°04'21" W, 120.13 feet; thence S 10°02'30" W, 189.94 feet; thence S 26°57'25" W, 310.07 feet; thence S 35°42'50" W, 199.16 feet; thence S 45°34'34" W, 201.58 feet; thence S 31°45'32" W, 232.84 feet; thence S 26°48'18" W, 85.31 feet; thence S 12°22'12" W, 70.85 feet; thence S 05°44'25" W, 108.07 feet; thence S 09°15'29" E, 218.99 feet; thence S 37°10'26" E, 116.93 feet; thence S 11°46'12" E, 122.69 feet; thence S 18°35'27" E, 143.94 feet; thence N 88°44'26" W, 182.60 feet along the South line of said E ½-SW ¼; thence N 05°34'32" W, 2482.09 feet along the West line of said E ½-SW ¼ to the point of beginning, containing 30.04 acres.

LEGAL DESCRIPTIOON OF THE CENTERLINE OF AN EXISTING DRIVEWAY:

A line describing the centerline of an existing driveway located in the NE ¼-SW ¼ of Section 31, Town 1 North, Range 4 East, Town of Gratiot, Lafayette County, Wisconsin, more particularly described as follows:

Commencing at the West ¼ corner of said Section 31; thence S 88°43'18" E, 1092.63 feet along the East-West ¼ line of said Section 31; thence S 05°34'32" E, 249.76 feet along the West line of the E ½-SW ¼ of said Section 31; thence S 88°06'49" E, 115.61 feet; thence S 64°12'29" E, 392.99 feet; thence S 81°01'21" E, 163.05 feet to the point of beginning; thence N 15°22'00" E, 150.55 feet; thence N 10°45'00" E, 164.00 feet; thence N 07°24'00" E, 59.27 feet to a point on the South right-of-way line of County Road "W" and the end of said described centerline.

LEGAL DESCRIPTION OF THE CENTERLINE OF AN EXISTING WATER LINE:

A line describing the centerline of an existing water line located in the NE ¼-SW ¼ of Section 31, Town 1 North, Range 4 East, Town of Gratiot, Lafayette County, Wisconsin, more particularly described as follows:

Commencing at the West ¼ corner of said Section 31; thence S 88°43'18" E, 1092.63 feet along the East-West ¼ line of said Section 31; thence S 05°34'32" E, 249.76 feet along the West line of the E ½-SW ¼ of said Section 31; thence S 88°06'49" E, 115.61 feet; thence S 64°12'29" E, 392.99 feet; thence S 81°01'21" E, 148.16 feet to the point of beginning; thence N 19°13'00" W, 161.36 feet to an existing well and the end of said described centerline.

I further certify 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 Road
Arena, WI 53503
Dated this 13th day of January, 2020

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

1/13/2020

Job No. 19-2819