**Legend**

- Tax Parcels

# ORIGINAL TAX PARCEL

1 inch = 189 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 363001

1 inch = 189 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

# NEW TAX PCLS AFTER SPLIT

1 inch = 189 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

8 1 0 7 1 4 9
Tx:4026008

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

Document Number | Document Name

**Document Number: 363001**
**LAFAYETTE COUNTY, WI**
**JOSEPH G. BOLL**
**REGISTER OF DEEDS**

**09/24/2020 08:30 AM**
**TRANSFER FEE: 27.00**
**EXEMPTION #:**
**PAGES: 2**

Recording Area

Name and Return Address
Russell Law Offices, SC
PO Box 66
Darlington, WI 53530

**THIS DEED**, made between Timothy L. Abney and Kimberly A. Abney, husband and wife as survivorship marital property ("Grantor," whether one or more), and Wiegel Riverside Farms, LLC, a Wisconsin Limited Liability Company ("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):

ATTACHED LEGAL ADDENDUM

036.0363.0000 (p)
Parcel Identification Number (PIN)

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

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 September 21, 2020

(SEAL) * Timothy L. Abney

(SEAL) * Kimberly A. Abney

(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 )

STATE OF WISCONSIN NATHAN R. RUSSELL NOTARY PUBLIC

Personally came before me on September 21, 2020 the above-named Timothy L. Abney and Kimberly A. Abney 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:~~ _____)

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 23, Township 2 North, Range 5 East of the 4th P.M., Town of Wiota, Lafayette County, Wisconsin, described as follows:

Beginning at the Southwest corner of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 23;

thence North 01°03'11" East on and along the West line of said Southwest Quarter (SW1/4) of Section 23, a distance of 80.00 feet;

thence South 89°03'53" East parallel to the South line of said Southwest Quarter (SW1/4) of Section 23, a distance of 200.00 feet;

thence South 01°03'11" West parallel to the West line of said Southwest Quarter (SW1/4) of Section 23, a distance of 80.00 feet to the South line of said Southwest Quarter (SW1/4) of Section 23;

thence North 89°03'53" West on and along the South line of said Southwest Quarter (SW1/4) of Section 23, a distance of 200.00 feet to the Point of Beginning.

| | | |
|---|---|---|
| 036.0363.0000 | 036.0363.1000 | Per Doc. 363001, a small 0.37 Acre piece was split out of the original tax parcel. We created a new tax |
| | 036.0363.2000 | parcel for the remnant and an additional new tax parcel for the small piece. Until a document is re- |
| | | coreded to add the 0.37 Acre to a larger parcel, it's in Violation of our Land Division Ordinance. |
| | | 036.0363.0000 (Was: 40.00 Acres) DELETE THIS PARCEL |
| | | 036.0363.1000 (NEW PARCEL) Now: 39.63 Acres - Remnant |
| | | 036.0363.2000 (NEW PARCEL) Now 0.37 Acre - POS3801 |

POS3801

# PLAT OF SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 5 EAST, TOWN OF WIOTA, LAFAYETTE COUNTY, WISCONSIN

## DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 23, Township 2 North, Range 5 East, Town of Wiota, Lafayette County, Wisconsin, described as follows:

Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter of Section 23; thence North 01 degrees 03 minutes 11 seconds East on and along the West line of said Southwest Quarter of Section 23, a distance of 80.00 feet; thence South 89 degrees 03 minutes 53 seconds East parallel to the South line of said Southwest Quarter of Section 23, a distance of 200.00 feet; thence South 01 degrees 03 minutes 11 seconds West parallel to the West line of said Southwest Quarter of Section 23, a distance of 80.00 feet to the South line of said Southwest Quarter of Section 23; thence North 89 degrees 03 minutes 53 seconds West on and along the South line of said Southwest Quarter of Section 23, a distance of 200.00 feet to the Point of Beginning, containing 16,000 sq. ft., more or less (0.37 Acres ±).

## SURVEYOR'S CERTIFICATE:

I, Nicholas A. Grindey, Professional Land Surveyor, hereby certify that I have supervised the survey, division, and monumentation of the lands described hereon, and that this plat drawn hereon complies with Chapter A–E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and is a correct representation thereof in accordance with the information provided.

Signed this 31st day of March, 2020.

Nicholas A. Grindey, P.L.S. S–2998
Field Work was completed on: March 6, 2020

WISCONSIN
NICHOLAS A. GRINDEY
S-2998
Lena, IL
LAND SURVEYOR
3/31/2020

C1
L=103.23'
R=188.00'
CHD=S 74°42'48" W 101.93'

## LEGEND

| | |
|---|---|
| 22 23 / 27 26 | CAST ALUMINUM MONUMENT FOUND |
| ⊙ | SET 3/4"ø x 36" REBAR W/BLUE "FGA" CAP 1.50 LBS./LIN. FT. |
| ● | FOUND 3/4"ø REBAR |
| —— - —— | EXISTING CENTERLINE |
| —— – – —— | EXISTING R/W |
| —— – – – —— | SECTION LINE |
| — — — — — | EASEMENT LINE |
| —x——x— | FENCE LINE |
| (XXX) | RECORD INFORMATION |

PREPARED FOR:
Wiegel Riverside Farms LLC
10035 Philippine Road
South Wayne, WI 53587

N W E S

Bearings are referenced to the West line of the Southwest Quarter of Section 23, which bears North 01 degrees 03 minutes 11 seconds East, according to the Lafayette County Coordinate System, as defined by the Wisconsin Department of Transportation and determined by GPS observation, 2007 Adjustment.

03/31/2020

SHEET 1 OF 1

60 0 60 FEET
GRAPHIC SCALE IN FEET

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

ILLINOIS
IOWA
WISCONSIN

PLOT DATE: 3/31/20
G:\C3D\20\20-052\20-052 Plat of Survey.dwg, SMALL TRACT

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