Legend

Tax Parcels

ORIGINAL TAX PARCELS

1 inch = 450 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

Legend

Tax Parcels

DOC 361589 - GILBERTS
DOC 361591 - MCNAB

1 inch = 450 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: June 2020

Legend

- Tax Parcels

CSM 794

1 inch = 450 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

Legend

Tax Parcels

REMNANT PIECE AFTER DEEDS & CSM

1 inch = 450 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: June 2020

Legend

Tax Parcels

NEW TAX PCLS AFTER SPLIT

1 inch = 450 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

8104869
Tx:4024427

Document Number: 361269
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS
05/26/2020 11:05 AM
PAGES: 2

LAFAYETTE COUNTY CERTIFIED SURVEY MAP #794

Being part of the SE 1/4 of the NE 1/4 of Section 10, and part of the SW 1/4 of the NW 1/4 of Section 11, all in T2N, R4E, Town of Wiota, Lafayette County, Wisconsin

FULLCIRCLE
ENGINEERING & SURVEYING

3462 Spring Valley Road
Dodgeville, WI 53533
608-935-0294
www.fullcircleES.com

SHEET 1 OF 2
JOB ID: 2004041C
FIELD CREW: MGR
DWG. BY: MGR

LAFAYETTE COUNTY CERTIFIED SURVEY MAP #794

Being part of the SE 1/4 of the NE 1/4 of Section 10, and part of the SW 1/4 of the NW 1/4 of Section 11, all in T2N, R4E, Town of Wiota, Lafayette County, Wisconsin

FOR: CHRISTIE & JAMES McNAB
11501 FORK ROAD
DARLINGTON, WI 53530

SURVEYOR'S CERTIFICATE:

I, Michael G. Rochon, professional land surveyor, hereby certify:

THAT under the direction of Christie McNab, I have surveyed, divided and mapped the following described parcel of land:

Being part of the SE 1/4 of the NE 1/4 of Section 10, and part of the SW 1/4 of the NW 1/4 of Section 11, all in T2N, R4E, Town of Wiota, Lafayette County, Wisconsin, to wit:

Commencing at the E 1/4 corner of said Section 10; thence N 0°09'30" E, 66.00' along the east line of the NE 1/4 of Section 10 to the POINT OF BEGINNING; thence S 89°41'10" W, 522.22'; thence N 0°43'36" E, 1158.06'; thence S 79°09'27" E, 519.73'; thence N 0°09'30" E, 204.61' along the east line of the NE 1/4 of Section 10; thence N 89°36'29" E, 798.13' along the north line of the SW 1/4 of the NW 1/4 of Section 11; thence S 0°09'27" W, 722.41'; thence S 89°36'29" W, 798.14'; thence S 0°09'30" W, 539.54' along the east line of the NE 1/4 of Section 10 to the POINT OF BEGINNING; containing 26.375 acres, more or less.
Parcel is subject to a public right of way easement for Dobbs Road and Fork Road.
Parcel is subject to any easements of record and/or usage.

THAT the description and plat is a correct representation of all exterior boundaries of the land surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping of the same and that the survey is correct to the best of my knowledge and belief.

Michael G. Rochon 5/18/2020
Michael G. Rochon, S-2767 Date

WISCONSIN
MICHAEL G.
ROCHON
S-2767
DODGEVILLE
WIS.
LAND SURVEYOR

OWNERS CERTIFICATE

As owners we certify that we caused the land described to be surveyed, divided, and mapped as represented on this certified survey map.

Christie McNab 5/26/20
CHRISTIE McNAB, OWNER Date

5-26-20
JAMES McNAB, OWNER Date

CERTIFICATE OF LAFAYETTE CO. REGISTER OF DEEDS

Received for recording this 26th day of May, 2020 at 11:05 o'clock AM, and recorded in Volume M of Certified Survey Maps, on Page(s) 794.

Joseph G Boll
JOE BOLL, LAF. COUNTY REGISTER OF DEEDS

FULLCIRCLE
ENGINEERING & SURVEYING
3462 Spring Valley Road
Dodgeville, WI 53533
608-935-0294
www.fullcircleES.com

SHEET 2 OF 2
JOB ID: 2004041C
FIELD CREW: MGR
DWG. BY: MGR

8 1 0 5 2 7 5
Tx:4024721

Document Number: 361589
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

06/15/2020 11:29 AM
TRANSFER FEE: 468.60
EXEMPTION #:
PAGES: 2

Document Number

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Name

Recording Area

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

THIS DEED, made between Mark R. Gilberts and Donna J. Gilberts, husband and wife as survivorship marital property ("Grantor," whether one or more), and Seth J. Rowe, a single person ("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

33.036.0595.0000
Parcel Identification Number (PIN)

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

Dated June 12, 2020

(SEAL) * Mark R. Gilberts

(SEAL) *Donna J. Gilberts

(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)

Personally came before me on June 12, 2020, the above-named Mark R. Gilberts and Donna J. Gilberts to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Jane Cleary
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 9/4/2020)

JANE CLEARY 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 part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 10, Town 2 North, Range 4 East, Town of Wiota, Lafayette County, Wisconsin, to wit:
Commencing at the E ¼ corner of said Section 10;
thence S89°41'10" W, 1323.55' along the South line of the Northeast Quarter (NE¼) to the POINT OF BEGINNING;
thence S89°41'10" W, 1323.55' along the South line of the Northeast Quarter (NE¼);
thence N0°03'26" E, 1330.03' along the West line of the Northeast Quarter (NE¼);
thence N89°43'53" E, 798.58' along the North line of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼);
thence S1°47'03" W, 445.86';
thence S9°19'48" E, 40.80';
thence N87°20'28" E, 432.98';
thence S0°08'48" E, 189.16';
thence S39°45'38" E, 27.68';
thence S80°50'16" E, 66.60';
thence S1°17'35" E, 639.82' to the POINT OF BEGINNING.
EXCEPT A parcel of land located in the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of Section 11, and part of the Southeast Quarter (SE¼) and Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 10, all in Town 2 North, Range 4 East, Town of Wiota, Lafayette County, Wisconsin more particularly described as follows:
Commencing at the Northwest corner of said Section 11;
thence S 1°24'14" E, 1327.95 feet to the point of beginning;
thence N 88°02'45" E, 379.77 feet;
thence S 7°27'55" E, 192.70 feet;
thence S 86°39'15" E, 383.84 feet;
thence S 1°08'58" W, 51.50 feet;
thence S 89°44'48" W, 177.82 feet;
thence S 2°43'12" W, 220.49 feet;
thence N 86°31'42" W, 588.82 feet;
thence N 1°24'14" W, 232.74 feet;
thence N 80°42'06" W, 519.75 feet;
thence S 0°50'07" E, 1224.07 feet;
thence S 88°07'26" W, 800.65 feet;
thence N 1°27'36" W, 890.65 feet;
thence S 87°24'00" W, 539.21 feet;
thence N 0°13'19" E, 445.76 feet;
thence N 88°09'58" E, 1850.85 feet to the point of beginning.
ALSO EXCEPT:
A parcel of land located in part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 10, Town 2 North, Range 4 East of the 4th P.M., Township of Wiota, Lafayette County, Wisconsin, described as follows:
Commencing at the East Quarter Corner of said Section 10;
thence S88°07'26" West, 1323.53 feet to the point of beginning;
thence continuing Westerly along said line, a distance of 539.12 feet;
thence North 1°27'36" West, 883.83 feet;
thence North 87°24'00" East, 539.21 feet;
thence South 1°27'36" East, 890.65 feet to the point of beginning.

Parcel benefits from and is subject to an easement described as follows:
A strip of land 30 feet in width and lying Northerly of and adjoining the following described reference line and being located in part of the Southwest Quarter of the Northeast Quarter and Southeast Quarter of the Northeast Quarter of Section 10-2-4, towit:
Commencing at the East ¼ corner of said Section 10, said point being in Fork Road and being the point of beginning of said reference line, thence South 88°07'26" West, 1862.65 feet to the end of said reference line.

******	******	
036.0595.0000		Per CSM 794, Doc. 361589 & Doc 361591, four new tax parcels were created out of the original 7 tax parcels.
036.0595.1000		We created all new tax parcels for the new pieces of land. (The remnant piece will evenutally be descr-
036.0595.2000		ibed as a Plat of Survey Lot, so we created the surveyed lot before the deeds for simplicity.)
036.0596.0000		036.0595.0000 (Was: 23.62 Acres) GILBERTSON (DELETE THIS PARCEL)
036.0596.1000		036.0595.1000 (Was: 5.40 Acres) MCNAB (DELETE THIS PARCEL)
036.0615.1000		036.0595.2000 (Was: 10.98 Acres) MCNAB (DELETE THIS PARCEL)
036.0615.2000		036.0596.0000 (Was: 27 Acres) MCNAB (DELETE THIS PARCEL)
		036.0596.1000 (Was: 13 Acres) MCNAB (DELETE THIS PARCEL)
		036.0615.1000 (Was: 5.12 Acres) MCNAB (DELETE THIS PARCEL)
		036.0615.2000 (Was: 8.50 Acres) MCNAB (DELETE THIS PARCEL)
		036.0595.3000 (NEW PARCEL) Now: 34.00 Acres / Pcl B POS3812
		036.0596.2000 (NEW PARCEL) Now: 33.66 Acres / Pcl A POS3812
		036.0596.3000 (NEW PARCEL) Now: 13.14 Acres / Lot 2 CSM 794
		036.0615.3000 (NEW PARCEL) Now: 13.24 Acres / Lot 1 CSM 794
******	******	

8105277
Tx:4024722

Document Number	STATE BAR OF WISCONSIN FORM 2 -2003 **WARRANTY DEED** Document Name

Document Number: 361591
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

06/15/2020 11:35 AM
TRANSFER FEE: 450.90
EXEMPTION #:
~~PAGES:~~ 2

THIS DEED, made between James McNab and Christie S. McNab ("Grantor," whether one or more), and Seth Rowe ("Grantee," whether one or more).

Grantor, for a valuable consideration, conveys and warrants 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 Exhibit A attached made a part hereof.

RETURN TO
Seth Rowe
10640 Riverside Road
Darlington, WI 53530

LCT

Tax Parcel No.:
33.036.0595.2000(p)
33.036.0596.1000(p)

This is not a homestead property.

Exception to warranties: **Municipal and zoning ordinances and agreements entered under them, recorded easements, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report and in the Offer, and general taxes levied in the year of closing.**

Dated this 10th day of June, 2020.

James McNab

Christie S. McNab

Christie S. McNab

File No: 1220040100

AUTHENTICATION

Signature(s)

authenticated this ____ day of _____, 20__

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
Perry J. Armstrong

(Signatures may be authenticated or acknowledged. Both are not necessary.)

JANE CLEARY NOTARY PUBLIC STATE OF WISCONSIN

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
LAFAYETTE COUNTY)

Personally came before me this 10th day of June, 2020 the above named James McNab and Christie S. McNab to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

Jane Cleary
*Jane Cleary

Notary Public Lafayette County, WI

My Commission expires: September 4, 2020

(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.

EXHIBIT A

Lot 2 of Certified Survey Map as recorded in the office of the Register of Deeds for Lafayette County, Wisconsin in Volume 7 of Certified Survey Maps on Page 794 as Document No. 361269 and being part of the SE 1/4 of the NE 1/4 of Section 10, and part of the SW 1/4 of the NW 1/4 of Section 11, all in T2N, R4E, Town of Wiota, Lafayette County, Wisconsin.

ALSO, <u>ALL THAT PART OF THE FOLLOWING:</u>
Commencing at the E ¼ corner of said Section 10;
thence S89°41'10" W, 1323.55' along the South line of the Northeast Quarter (NE¼) to the POINT OF BEGINNING;
thence S89°41'10" W, 1323.55' along the South line of the Northeast Quarter (NE¼);
thence N0°03'26" E, 1330.03' along the West line of the Northeast Quarter (NE¼);
thence N89°43'53" E, 798.58' along the North line of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼);
thence S1°47'03" W, 445.86';
thence S9°19'48" E, 40.80';
thence N87°20'28" E, 432.98';
thence S0°08'48" E, 189.16';
thence S39°45'38" E, 27.68';
thence S80°50'16" E, 66.60';
thence S1°17'35" E, 639.82' to the POINT OF BEGINNING,
<u>LYING WITHIN THE FOLLOWING:</u>
A parcel of land located in part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 10, Town 2 North, Range 4 East of the 4th P.M., Township of Wiota, Lafayette County, Wisconsin, described as follows:
Commencing at the East Quarter Corner of said Section 10;
thence S88°07'26" West, 1323.53 feet to the point of beginning;
thence continuing Westerly along said line, a distance of 539.12 feet;
thence North 1°27'36" West, 883.83 feet;
thence North 87°24'00" East, 539.21 feet;
thence South 1°27'36" East, 890.65 feet to the point of beginning.

Together with an easement described as follows:
A strip of land 30 feet in width and lying Northerly of and adjoining the following described reference line and being located in part of the Southwest Quarter of the Northeast Quarter and Southeast Quarter of the Northeast Quarter of Section 10-2-4, towit:
Commencing at the East ¼ corner of said Section 10, said point being in Fork Road and being the point of beginning of said reference line, thence South 88°07'26" West, 1862.65 feet to the end of said reference line.

"Grantee herein, by accepting this deed, hereby agrees to extinguish, cancel, and terminate the above described easement if a buyer of Grantor's remaining adjacent land requests that said easement be terminated. Grantee agrees to execute any and all documents necessary to comply with this request at no compensation."

POS3812

PLAT OF SURVEY

FOR: CHRISTIE & JAMES McNAB
11501 FORK ROAD
DARLINGTON, WI 53530

MARK GILBERTS APIARIES
10635 RIVERSIDE ROAD
DARLINGTON, WI 53530

LEGEND:

- ⊗ PROPERTY CORNER REFERENCE POINT
- ● 3/4" X 18" X 1.5 LB./FT. REBAR SET
- ○ 1" IRON PIPE FOUND
- ▲ 3/4" REBAR FOUND
- ( ) RECORDED AS
- —x— EXISTING FENCELINE
- SECTION CORNER ALL TIES VERIFIED

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 10, T2N, R4E WHICH BEARS N 0°09'30" E IN THE LAFAYETTE COUNTY COORDINATE SYSTEM, NAD83 (2011).

0 200' 400'
SCALE: 1" = 200'

PARCEL B DESCRIPTION:

Being part of the SW 1/4 of the NE 1/4 of Section 10, T2N, R4E, Town of Wiota, Lafayette County, Wisconsin, to wit:

Commencing at the E 1/4 corner of said Section 10; thence S 89°41'10" W, 1323.55' along the south line of the NE 1/4 to the POINT OF BEGINNING; thence S 89°41'10" W, 1323.55' along the south line of the NE 1/4; thence N 0°03'26" E, 1330.03' along the west line of the NE 1/4; thence N 89°43'53" E, 798.58' along the north line of the SW 1/4 of the NE 1/4; thence S 1°47'03" W, 445.86'; thence S 9°19'48" E, 40.80'; thence N 87°20'28" E, 432.98'; thence S 0°08'48" E, 189.16'; thence S 39°45'38" E, 27.68'; thence S 80°50'16" E, 66.60'; thence S 1°17'35" E, 639.82' to the POINT OF BEGINNING; containing 34.00 acres, more or less. Parcel is subject to any easements of record and/or usage.

SURVEYOR'S CERTIFICATE:

I hereby certify that I have surveyed and mapped the parcel of land hereon and that I am in full compliance with the provisions of Chapter AE-7 of the Wisconsin Administrative Code to the best of my knowledge and belief.

Michael G. Rochon 5/18/2020
Michael G. Rochon, PLS No. S-2767 Date

PARCEL A DESCRIPTION:

Being part of the S 1/2 of the NE 1/4 of Section 10, T2N, R4E, Town of Wiota, Lafayette County, Wisconsin, to wit:

BEGINNING at the E 1/4 corner of said Section 10; thence S 89°41'10" W, 1323.55' along the south line of the NE 1/4; thence N 1°17'35" W, 639.82'; thence N 80°50'16" W, 66.60'; thence N 39°45'38" W, 27.68'; thence N 0°08'48" W, 189.16'; thence S 87°20'28" W, 432.98'; thence N 9°19'48" W, 40.80'; thence N 1°47'03" E, 445.86'; thence N 89°43'53" E, 1850.85' along the north line of the S 1/2 of the NE 1/4; thence S 0°09'30" W, 204.61' along the east line of the NE 1/4; thence N 79°09'27" W, 519.73'; thence S 0°43'36" W, 1158.06'; thence N 89°41'10" E, 522.22'; thence S 0°09'30" W, 66.00' along the east line of the NE 1/4 to the POINT OF BEGINNING; containing 33.66 acres, more or less. Parcel is subject to a public right of way easement for Dobbs Road and Fork Road. Parcel is subject to any easements of record and/or usage.

SHEET 1 OF 1
JOB ID: 2004041B
FIELD CREW: MGR