Legend

Tax Parcels

ORIGINAL TAX PARCELS

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: May 2020

Legend

Tax Parcels

DOC 361221

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: May 2020

Legend

Tax Parcels

DOC 361221

1 inch = 250 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

Legend

Tax Parcels

NEW TAX PCL AFTER SPLIT

1 inch = 250 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

8 1 0 4 8 0 9
Tx:4024396

Document Number: 361221
LAFAYETTE COUNTY, WI
JOSEPH G. BOLL
REGISTER OF DEEDS

05/21/2020 10:15 AM
TRANSFER FEE: 222.00
EXEMPTION #:
PAGES: 2

Recording Area

Document Number

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Name

THIS DEED, made between Wiegel Riverside Farms, LLC, a Wisconsin Limited Liability Company ("Grantor," whether one or more), and Jonathan L Neff and Jasmine E. Neff, 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

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

036.0345.0000 (p); 036.0346.3000 (p); 036.0347.1000 (p)
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 May 15, 2020

* John L. Wiegel, member of Wiegel Riverside Farms, LLC (SEAL)

* Lawerence Wiegel, member of Wiegel Riverside Farms, LLC (SEAL)

* (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)

NATHAN R. RUSSELL NOTARY PUBLIC STATE OF WISCONSIN

Personally came before me on May 15, 2020, the above-named John L. Wiegel and Lawerence Wiegel, members of Wiegel Riverside Farms, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* Nathan Russell
Notary Public, State of Wisconsin
My Commission (is permanent) (~~expires:~~ _____)

Part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4), Part of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4), and Part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 22, Township 2 North, Range 5 East, Town of Wiota, Lafayette County, Wisconsin, described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section 22;

thence North 00°54'38" East on and along the East line of said Southwest Quarter (SW1/4) of Section 22, a distance of 1308.82 feet to the Southeast corner of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 22 and the Point of Beginning;

thence South 89°44'49" West on and along the South line of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 22, a distance of 1321.71 feet to the Southwest corner of said Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 22;

thence South 00°31'48" West on and along the East line of said Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 22, a distance of 152.18 feet to the centerline of County Highway "N";

thence Northwesterly on and along the centerline of County Highway "N" on a curve concave to the Southwest having a radius of 409.26 feet, an arc length of 156.97 feet, a chord bearing North 22°42'52" West, and a chord distance of 156.01 feet;

thence North 33°42'23" West on and along the centerline of County Highway "N", a distance of 490.76 feet;

thence North 77°54'21" East, a distance of 351.16 feet;

thence North 89°36'49" East, a distance of 539.72 feet;

thence North 85°57'07" East, a distance of 509.50 feet;

thence North 82°15'57" East, a distance of 282.16 feet;

thence South 00°12'54" West, a distance of 545.30 feet to the South line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 22;

thence South 89°54'40" West on and along the South line of said Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 22, a distance of 13.16 feet to the Point of Beginning.

036.0345.0000	036.0345.0000	Per Doc. 361221, a new parcel was created out of the existing four parcels. We created a new tax parcel
036.0346.3000	036.0345.1000	for the new 17.29 Acre piece, and we reused the existing tax parcels for the remnant pieces.
036.0347.1000	036.0346.3000	036.0350.0000 (Was: 40 Acres) Now: 39.88 Acres
036.0350.0000	036.0350.0000	036.0345.0000 (Was: 40 Acres) Now: 25.07 Acres
		036.0346.3000 (Was: 10.13 Acres) Now: 7.99 Acres
		036.0347.1000 (Was: 0.10 Acres) DELETE THIS PARCEL - goes completely into the new tax parcel
		036.0345.1000 (NEW PARCEL) Now: 17.29 Acres - See POS3800

POS3800

PLAT OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 & PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, ALL BEING SITUATED IN TOWNSHIP 2 NORTH, RANGE 5 EAST, TOWN OF WIOTA, LAFAYETTE COUNTY, WISCONSIN

LEGEND

- 22|23 / 27|26 — CAST ALUMINUM MONUMENT FOUND, UNLESS NOTED OTHERWISE
- ⊙ — 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
- —x—x— FENCE LINE
- (XXX) — RECORD INFORMATION

WISCONSIN NICHOLAS A. GRINDEY S-2998 Lena, IL LAND SURVEYOR

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 23, 2020

N W E S

Bearings are referenced to the South line of the Southwest Quarter of Section 22, which bears South 89 degrees 34 minutes 38 seconds West, 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 2

300 0 300 FEET
GRAPHIC SCALE IN FEET

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

ILLINOIS
IOWA
WISCONSIN

PLOT DATE: 4/1/20
G:\C3D\20\20-302\20-302 Survey.dwg, SHEET 1

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PLAT OF SURVEY

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22 & PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, ALL BEING SITUATED IN TOWNSHIP 2 NORTH, RANGE 5 EAST, TOWN OF WIOTA, LAFAYETTE COUNTY, WISCONSIN

DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter, Part of the Northwest Quarter of the Southwest Quarter, and Part of the Northwest Quarter of the Southeast Quarter of Section 22, Township 2 North, Range 5 East, Town of Wiota, Lafayette County, Wisconsin, described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 22; thence North 00 degrees 54 minutes 38 seconds East on and along the East line of said Southwest Quarter of Section 22, a distance of 1308.82 feet to the Southeast corner of said Northeast Quarter of the Southwest Quarter of Section 22 and the Point of Beginning;

thence South 89 degrees 44 minutes 49 seconds West on and along the South line of said Northeast Quarter of the Southwest Quarter of Section 22, a distance of 1321.71 feet to the Southwest corner of said Northeast Quarter of the Southwest Quarter of Section 22; thence South 00 degrees 31 minutes 48 seconds West on and along the East line of said Southwest Quarter of the Southwest Quarter of Section 22, a distance of 152.18 feet to the centerline of County Highway "N"; thence Northwesterly on and along the centerline of County Highway "N" on a curve concave to the Southwest having a radius of 409.26 feet, an arc length of 156.97 feet, a chord bearing North 22 degrees 42 minutes 52 seconds West, and a chord distance of 156.01 feet; thence North 33 degrees 42 minutes 23 seconds West on and along the centerline of County Highway "N", a distance of 490.76 feet; thence North 77 degrees 54 minutes 21 seconds East, a distance of 351.16 feet; thence North 89 degrees 36 minutes 49 seconds East, a distance of 539.72 feet; thence North 85 degrees 57 minutes 07 seconds East, a distance of 509.50 feet; thence North 82 degrees 15 minutes 57 seconds East, a distance of 282.16 feet; thence South 00 degrees 12 minutes 54 seconds West, a distance of 545.30 feet to the South line of said Northwest Quarter of the Southeast Quarter of Section 22; thence South 89 degrees 54 minutes 40 seconds West on and along the South line of said Northwest Quarter of the Southeast Quarter of Section 22, a distance of 13.16 feet to the Point of Beginning, containing 753,328 sq. ft., more or less (17.29 Acres, more or less).

WISCONSIN
NICHOLAS A. GRINDEY
S-2998
Lena, IL
LAND SURVEYOR

3/31/2020

03/31/2020

SHEET 2 OF 2

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

ILLINOIS
IOWA
WISCONSIN

PLOT DATE: 4/1/20
G:\C3D\20\20-302\20-302 Survey.dwg, SHEET 2

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