

RECORDED POSITION

ZNW COR. SEC. 6-2-17
SHOWN ON HARMONY AC. IST. ADD. V (REL. EAST) WARRANTT DEED STATE OF WISCONSIN - FORM & DOCUMENT NO. HIS SPACE RESERVED FOR RECORDING DATA (REL. 1256.95) RECORDED IN VOL. PAGE 440 A. D., 19.71, between __Elkhorn Development Company, a Wisconsil JUN 11 PM 12 25 non-profit corporation expension duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at Elkhorn Wisconsin, party of the first part, and Schwan's Ice Cream Company. W.O. KETCRPAW 115 W. College Drive, Marshall, Minnesota 56258 REG. OF DEEDS WALWORTH COUNTY, WIS part_Y_____ of the second part. 2.80 M Witnesseth, That the said party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration to it paid by the said part y of the second part, the receipt whereof is hereby confessed and BYRNES & EISELE acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto NSW COR. HARMONY AC. the said part y of the second part, the heirs and assigns forever, the following described real estate, situated in the County of _____ Walworth ____ State of Wisconsin, to-wit: Commencing at the Southwest corner of Harmony Acres Subdivision in ARRIS, HANSEN & ASSOCIATES, INC Engineering, Architecture, Surveying 90 80 70 60 50 40 30 20 10 the City of Elkhorn, Walworth County, Wisconsin; thence South 01° 27' West, along the East line of Getzen Street, 588.39 feet; thence South 00° 47' West Ridgway Court P.O. Box 437 along the East line of said Street, 289.18 feet to the place of beginning ELKHORN, WISCONSIN 53121 Office: (414) 723-2098 of the lands hereinafter described, to-wit: Thence continue South 00° 47' Fax: (414) 723-5886 West, along said line, 107.93 feet; thence South 89° 13' East 201.80 feet; thence North 00° 47' East 107.93 feet; thence North 89° 13' West 201.80 BEARINGS MEAS RELATIVE TO EAST feet to the place of beginning, containing .50 acres of land more or less. LINE OF GETZEN STREET SOUTH OF CENTRALIA ASSIGNED NOVATE AS PREVIOUS SURVEYS SHOWN ON WARRANTY DEED STATE OF WISCONSIN-FORM 2 DOCUMENT NO. THIS SPACE RESERVED FOR RECORDING DATA GILT R'S OFFICE) S EXISTING worth Co., Wis. 1 S BUILDING This indenture, Made this day of June

A. D. 19 71, between Elkhorn Development Company, a Wis-SW COR. HARMONY AC. IST. for record this 23 th 1922 AD. at 3 consin non-profit XX Corporation duly organized and existing under and by HYDRANTZ 2 wirtue of the laws of the State of Wisconsin, located at Elkhorn Wisconsin, party of the first part, and August N. Anstedt, of R.F.D. My gnd Recorded in Vol. 589º12'06'E 201.72 Delavan, Wisconsin UTIL. POLE 120 . Worthway, Register of Deeds, OVERHEAD THE POLE part of the second part. Witnesseth, That the said party of the first part, for and in consideration of the sum L-GAS MTR. of One Dollar and other good and valuable consideration to it paid by the said part. y of the second part, the receipt whereof is hereby confessed and BYRNES & EISELE OF FOUND I RON PIPE STAKE ELEC. SERV. acknowledged, has given, granted, bargained, sold, remised, released, aliened, conveyed and con-EXISTING 75.8 firmed, and by these presents does give, grant, bargain, sell, remise, alien, convey, and confirm unto 50.5 BUILDING the said part. y of the second part, his heirs and assigns forever, the following described real estate, situated in 50.4 X75.4 3800 SFI Commencing at the Southwest corner of Harmony Acres Subdivi-POLES sion in the City of Elkhorn, Walworth County, Wisconsin; thence South 01° 27' West along the East line of Getzen Street, 588.39 feet, thenc South 00° 47' West along the East line of said Street 215.00 feet to the place of beginning of the lands hereinafter described, to-wit: Thence continue South 00° 47' West along the East line of said Street 74.18 feet, thence South 89° 13' East 201.80 feet, thence GRAUEL PARKING North 69° 02' West 215.00 feet to the place of beginning, containing AND DRIVE .17 acres of land more or less. Parce TEMP. SURVEY REF. NAIL CIR SPARCALDE COLORS CO. Legal Description Provided & Ordered Surveyed The same against the same the same and the same again the same again the same to the same again the same again. 057508 Aug. 11, 1977 at 9:15 A.M. L-A Amount of Insurance: \$ 30,000.00 (REC. S 899/3E) 1. Name of Insured: Citizens Bank of Delavan 589°12'06'E 201.72 REC. 201.80') 4. The land referred to in this policy is located in the County of Walworth State of Wisconsin and described as follows: Parce Commencing at the S.W. corner of Harmony Acres Subdivision, in the City of Elkhorn, Walworth County, Wisconsin, thence South 01°27' West along the East line of Getzen Street 588.39 feet to the place of beginning, thence S. 69°02' VSE-9I E. along the S. line of Centralia Street 215.00 feet, thence S. 00°47' W. farce 1 673.45 feet more or less to the N. line of the C.M.St.P.&P.R.R.Co. right of way, thence Nw ly along the N. line of said right of way to the E. line of VSE-9E Getzen Street, thence N. 00°47' E. along the E. line of Getzen Street to the place of beginning, excepting therefrom: 1.447 AC+ . Land conveyed to August N. Anstedt by Elkhorn Development Company by two deeds, one recorded Mar. 19, 1969 in Vol. 5 of Records page 195, Doc. 611831; a second recorded June 23, 1972 in Vol. 72 of Records page 87 Doc. 651245. 2. Land conveyed by Elkhorn Development Company to Schwan's Ice Cream Company ty deed recorded June 11, 1971 in Vol. 48 of Records page 440 Doc. 636746. LSOUTHERLY OF 2 IRON PIPE STAKES This policy does not insure against loss or damage by reason of the following: 1. Rights or claims of parties in possession not shown by the public records. 2. Easements, or claims of easements, not shown by the public records. 3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. 4. Taxes for the year 1977 and subsequent years. (Part of Tax Key No. VSE-9E) 5. Special assessments, if any, payable with the taxes for the year 1977 and subsequent years. 6. Deferred assessments, if any, for installation of public improvements or connection thereto, not shown on the tax roll. 7. Easement granted by H.E. Hartwell to Wisconsin Gas & Electric Co., recorded June 1, 1915 in Vol. 141 of Deeds page 387. 8. Right of way contract executed by Leora Getzen to Wisconsin Southern Gas Co. recorded Oct. 15, 1951 in Vol. 435 of Deeds page 67 Doc. 438890. 9. Provisions contained in deed from Getzen Capital Corporation to Elkhorn Development Co., recorded Dec. 18, 1967 in Vol. 657 of Deeds page 363 Doc. 10. Rights of the public in presently existing roads or streets. 11. Provisions contained in warranty deed from Elkhorn Development Company to John Jongetjes, recorded July 28, 1977 in Vol. 192 of Records page 683 Doc. PLAT OF SURVEY PARCEL VSE-9E No. 20529. LOCATED IN 5/2 NW 1/4 SEC. 6-2-17 CITY OF ELKHORN, WALWORTH CO., WI. NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY ARE BLUE LINE PRINTS SHOWING SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN BLACK INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT FOR FELL'S WELDING PRESENT THE SURVEYOR'S WORK PRODUCT. I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION DRAWN BY REVISIONS ROBERTAG EXAMILES OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, \$-1298 Elkhorn, Wis. ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF. HECKED B NOTED PROJECT NO. 3665 PPROVED B

004-718

SHEET NO.

3665

LAST REVISION