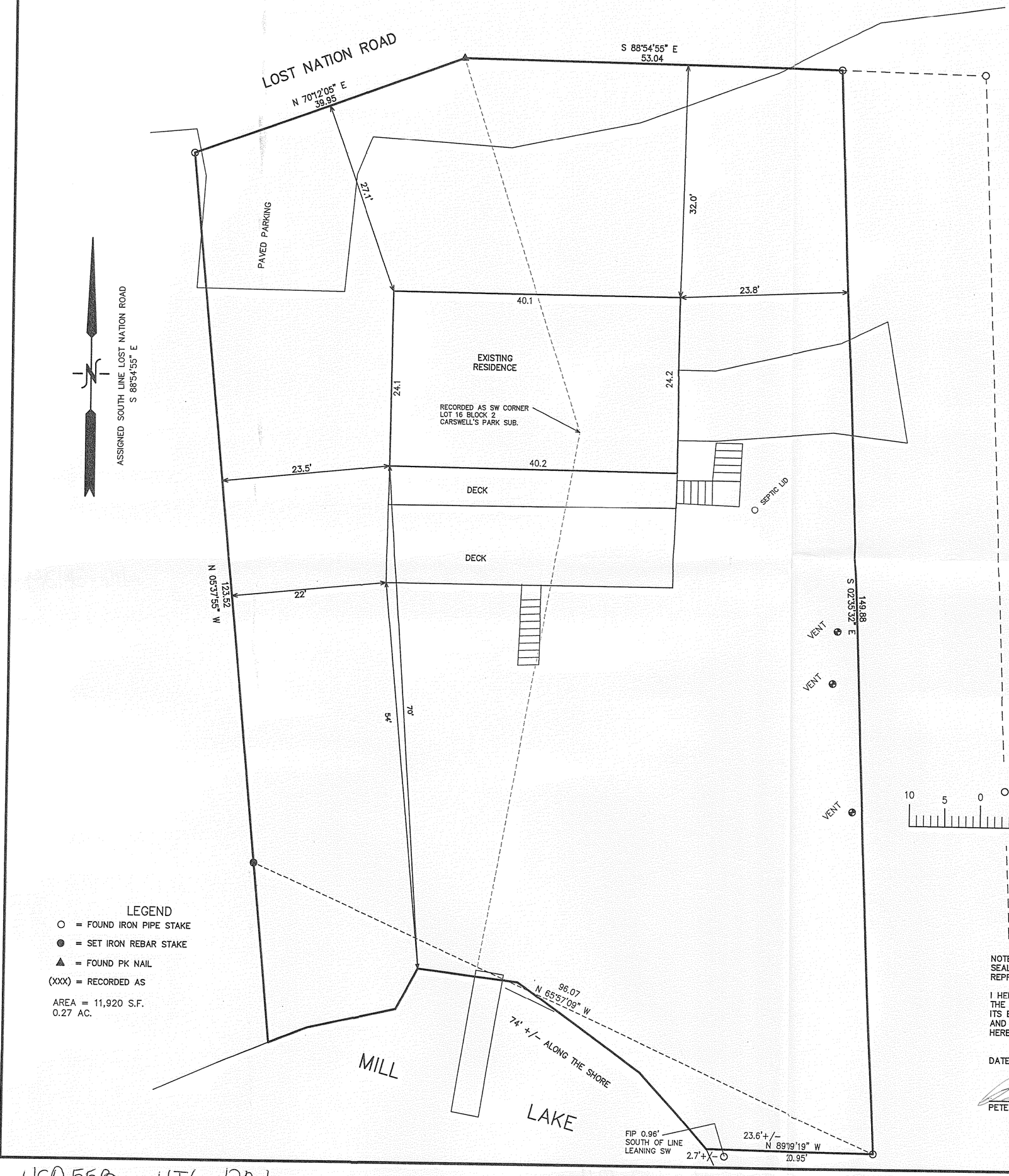
PLAT OF SURVEY

PART OF CARSWELL PARK & PART OF THANSLAND SUBDIVISIONS

LOCATED IN THE NE 1/4 SECTION 35
TOWN 4 NORTH, RANGE 16 EASAT
WALWORTH COUNTY, WI.



LEGEND

- ○ = FOUND IRON PIPE STAKE
- ● = SET IRON REBAR STAKE
- ▲ = FOUND PK NAIL
- (XXX) = RECORDED AS

AREA = 11,920 S.F.
0.27 AC.

LEGAL DESCRIPTION

DOCUMENT NO. 677776

WARRANTY DEED
FORM NO. 1

THIS SPACE RESERVED FOR RECORDING DATA

RECORDED IN VOL 113 PAGE 622
'74 MAY 6 AM 9 02
LOIS M. KEFFENHAGEN
REG. OF DEEDS
WALWORTH COUNTY, WIS

RETURN TO

THIS INDENTURE, Made this 26th day of April A. D. 19 74 between Viola C. Fridrych party of the first part, and Clarence C. Watson and Jacqueline J. Watson, his wife as joint tenants, parties of the second part, Witnesseth, That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars and valuable consideration to her in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey and confirm unto the said parties of the second part, in joint tenancy, the survivor of them, his or her heirs and assigns forever, the following described real estate, situated in the County of Walworth and State of Wisconsin, to-wit:

The North 150 feet of the following described parcel:
Part of Block 4 and Block 2 of Carswell's Park Subdivision, which subdivision is located in Sections 35 and 36 of Town 4 North, Range 16 East: Beginning at the Southwest corner of Lot 16 of Block 2 of said Subdivision, thence South 10° West 97 feet to the shore of Mill Lake; thenge Southerly along the shore 100 feet more or less, to the Northwesterly corner of land owned by A. W. Olsen; thence South 39° 08' East 126 feet more or less to an iron pipe located on the West line of a private drive; thence North 26° 07' West along the West line of said drive 323.3 feet to an iron pipe; thence Westerly 53 feet more or less to a concrete monument located on the Westerly line of Lot 16 of Block 2 of Carswell's Park Subdivision; thence South 18° East along said Lot line 54.15 feet to the place of beginning. (over)

Together with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, either in possession or expectancy of, in and to the above bargained premises, and their hereditaments and appurtenances.

To Have and to Hold the said premises as above described with the hereditaments and appurtenances, unto the said parties of the second part, as joint tenants, and to the survivor of them, his or her heirs and assigns FOREVER.

And the said Viola C. Fridrych for herself, her heirs, executors and administrators, does hereby covenant, grant, bargain, and agree to and with the said parties of the second part, the survivor of them, his or her heirs and assigns, that at the time of the ensealing and delivery of these presents she is well seized of the premises above described, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in the law, in fee simple, and that the same are free and clear from all incumbrances whatever, except recorded easements, building restrictions, if any, and municipal and zoning ordinances

and that the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, his or her heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, she will forever WARRANT AND DEFEND.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal, this 26th day of April

SIGNED AND SEALED IN PRESENCE OF

Viola C. Fridrych (SEAL)

$2.50

State of ~~Wisconsin~~ Illinois
Cook County, ss.

Personally came before me, this 26th day of April A. D. 19 74 the above named Viola C. Fridrych to me known to be the person who executed the foregoing instrument and acknowledged the same.

Doris M. Sobel
Notary Public, Cook County, Ill.
My Commission Expires

THIS INSTRUMENT WAS DRAFTED BY Doris M. Sobel

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677776

Description (continued)

ALSO: a strip of land off the East side of Lot 37 in Block 1 of Thansland, said strip to be 25 feet in width on the lake shore (running from the East line of said lot) and running to a point on the presently existing road 40 feet from the East line of said Lot 37.

This is non-homestead property, and the above described real estate is intended and does convey by this deed the following described real estate.

The Above described parcel of land being also described as: Commencing at a point that is North 18° 00' West 54.15 feet from the Southwest corner of Lot 16, Block 2, Carswells Park Subdivision located in Sections 35 and36 of TLN R16E, Walworth County, Wisconsin; thence South 88° 58' East 53.00 feet; thence South 02° 37' East 150.00 feet; thence North 88° 58' West 20.98 feet to an iron pipe; thence continue North 88° 58' West 2.30 feet more or less to the shore of Mill Lake; thence Northerly and Westerly along the shore of said lake 70 feet more or less to a point; thence North 05° 18' West 2.50 feet more or less to an iron pipe being North 77° 16' West 66.67 feet from the afore mentioned iron pipe; thence continue North 05° 18' West 123.50 feet; thence North 70° 32' East 40.00 feet to the place of beginning.

10 5 0 10 20 30 40 50 60 70

MAP SCALE IN FEET ORIGINAL 1" = 10'

RECEIVED
OCT 20 2009
By SMK

NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT 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 AND ITS EXTERIOR BOUNDARIES. 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.

DATED: SEPTEMBER 18, 2009

PETER S. GORDON R.L.S. 2101

WISCONSIN PETER S. GORDON S-2101 ELKHORN, WI LAND SURVEYOR

WORK ORDERED BY:
K & K CONTRACTING
N6998 POPLAR LANE
ELKHORN, WI. 53121

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING – ARCHITECTURE – SURVEYING
7 RIDGWAY COURT P.O. BOX 437
ELKHORN, WISCONSIN 53121
OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

PROJECT NO.	7993
DATE:	09-15-2009
SHEET NO.	1 OF 1

HCA-55B HTL-12A1

416-2429